


 3 Bedrooms

 1 Bathroom

 2 Receptions

 EPC Band E

Freehold

Council Tax Band:
C £2,046.81 (2025/26)

Local Authority:
North Hertfordshire District Council



Charming Victorian home with modern touches, 3 floors, west-facing garden, cloakroom, modern bathroom. Prime location near town centre, station, and schools.

Description

The accommodation begins with an entrance hall leading into a spacious, open-plan sitting and dining room, perfect for family life and entertaining. Beyond, there's a generous kitchen with direct access to the rear garden, and a convenient downstairs cloakroom. On the first floor, you'll find two double bedrooms, with the principal bedroom featuring fitted wardrobes and a stunning four-piece family bathroom. The third floor houses an additional bedroom, illuminated by Velux windows. Outside, the west-facing garden offers a decked seating area, with a shingled pathway leading to a lawn bordered by mature trees, shrubs, and plants, ideal for enjoying the evening sun.

Location

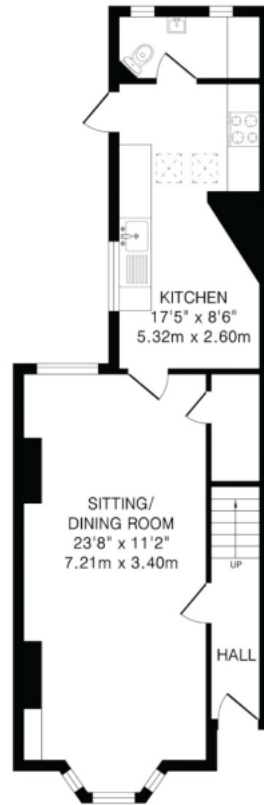
York Road, SG5 1 in Hitchin, is a coveted location with charming properties and superb convenience. It offers easy access to the town centre, mainline station, local amenities, and top-rated schools, making it ideal for families and commuters.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



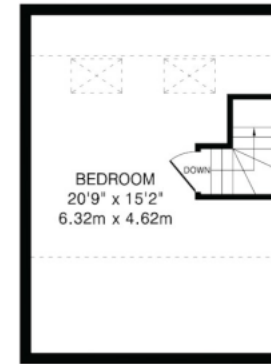




Ground Floor
530 sq.ft.(49.2 sq.m)approx.



First Floor
455 sq.ft.(42.2 sq.m)approx.



First Floor
314 sq.ft.(29.1 sq.m)approx.

TOTAL FLOOR AREA: 1299 sq.ft.(120.5 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.