 3 bedrooms

 1 bathroom

 2 receptions

 EPC Band D

Freehold

Council Tax Band:
D £2,302.65 (2025/26)

Local Authority:
North Hertfordshire District Council



Immaculate 1930s semi in SG4 9, central Hitchin. Walk to town, station, top schools.

Description

This beautifully maintained family home offers stylish and contemporary open-plan living. The ground floor features a welcoming entrance hall with a downstairs cloakroom. At the heart of the home is a modern open-plan kitchen with wall and base units, flowing into the dining area with a door onto the rear patio. Adjacent is a generous sitting room with a bay window. Internal access to the garage offers potential for conversion (subject to permissions). Upstairs are three bedrooms, two doubles and a single, all served by a stunning four-piece family bathroom. Outside, the front boasts a shingled driveway providing off-road parking for two vehicles, leading to the single garage. The rear garden is beautifully landscaped, with a large patio, lawn, and mature shrubs and trees. An outbuilding with power and lighting offers space for a home office or studio. With potential to extend (subject to permissions), this is a fantastic opportunity to create additional space in a desirable part of town.

Location

St. Johns Road in Hitchin's SG4 9 postcode is prized for its central location, offering easy access to the town centre, station, and top schools. It boasts a mix of period and contemporary homes, adding to its unique charm.

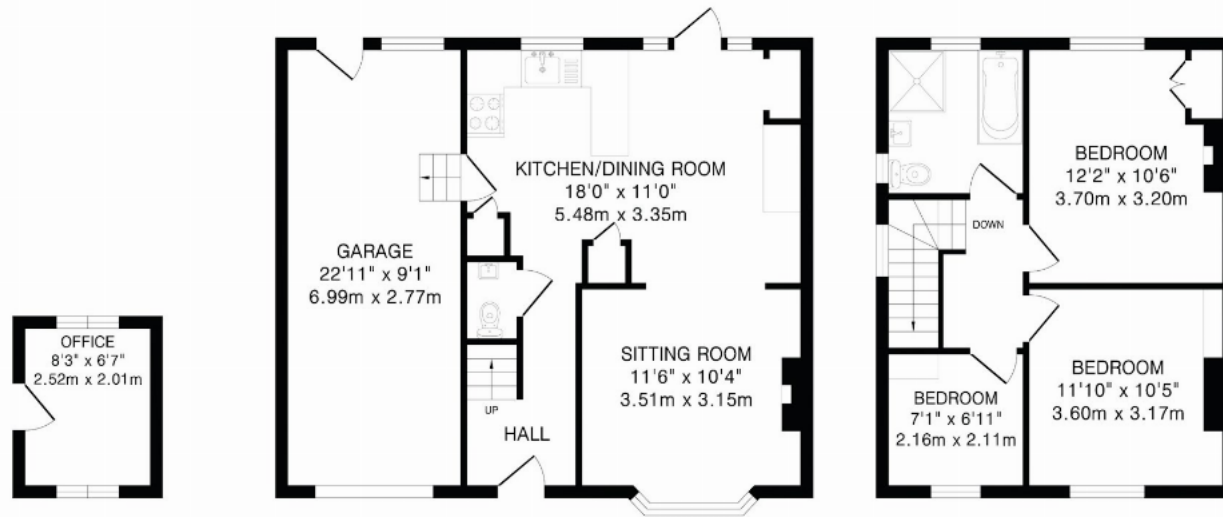
Buyers Information

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.









Outbuilding
55 sq.ft.(5.0 sq.m)approx.

Ground Floor
624 sq.ft.(57.9 sq.m)approx.

First Floor
403 sq.ft.(37.4 sq.m)approx.

TOTAL FLOOR AREA: 1082 sq.ft.(100.3 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.