



2 bedrooms



1 bathroom



2 receptions



Private Garden



On Street



EPC Band E

Freehold

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

Local Authority:  
North Hertfordshire District Council





Charming Edwardian home (circa 1905) for sale, offering excellent potential to enhance and extend (STPP). A rare opportunity for families.

### Description

This charming semi-detached family home offers excellent potential for enhancement and extension (STPP). The current owners have preserved many character features, including wooden floorboards, original doors, and feature fireplaces. Located on one of Hitchin's most sought-after roads within the SG5 1 postcode, the property benefits from a friendly community atmosphere and is close to the town centre, mainline station, and excellent schools. The accommodation begins with a welcoming entrance hall leading to a spacious sitting room with a fireplace and a box bay window. A second reception room, filled with natural light, includes another fireplace and useful under-stairs storage. At the rear, a generous open-plan kitchen and dining area enjoy garden views with partially vaulted ceilings. There's also a convenient downstairs cloakroom. Upstairs, a spacious landing leads to two double bedrooms and a four-piece family bathroom. The property offers scope for a loft conversion and a potential stunning ground-floor extension. Outside, the south-facing rear garden extends over 150 feet.

### Location

Lancaster Road, in the desirable SG5 1 postcode, is close to top schools, the mainline station, and Hitchin town centre. It features charming period architecture, with mainly Victorian and Edwardian homes, enhancing the area's character and appeal.



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

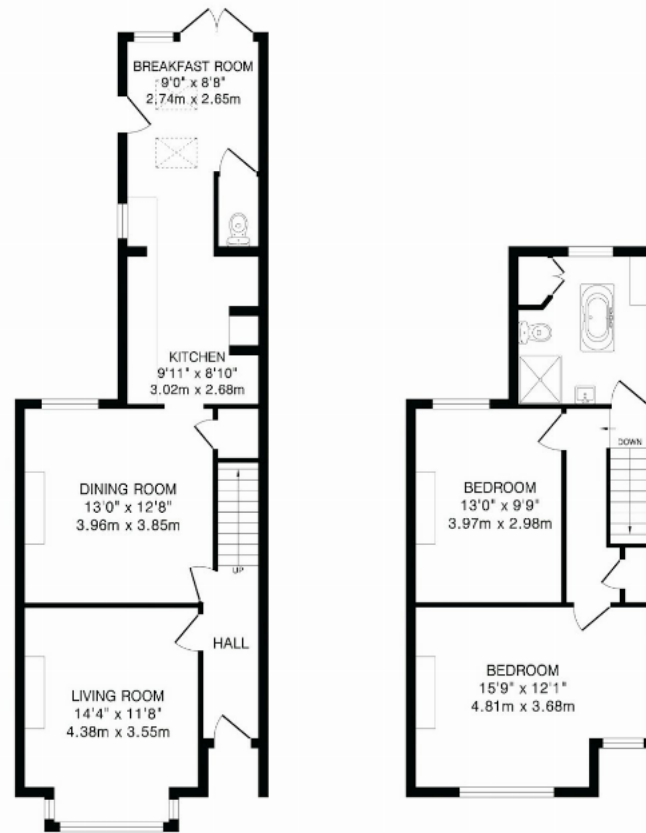












Ground Floor  
619 sq.ft.(57.4 sq.m)approx.

First Floor  
474 sq.ft.(44.0 sq.m)approx.

TOTAL FLOOR AREA: 1093 sq.ft.(101.4 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.

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