

 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 EPC Band C

Freehold

Council Tax Band:
C £2,145.77 (2026/2027)

Local Authority:
North Hertfordshire District Council



Modern 2-bedroom semi-detached home, excellent condition, desirable location.

Description

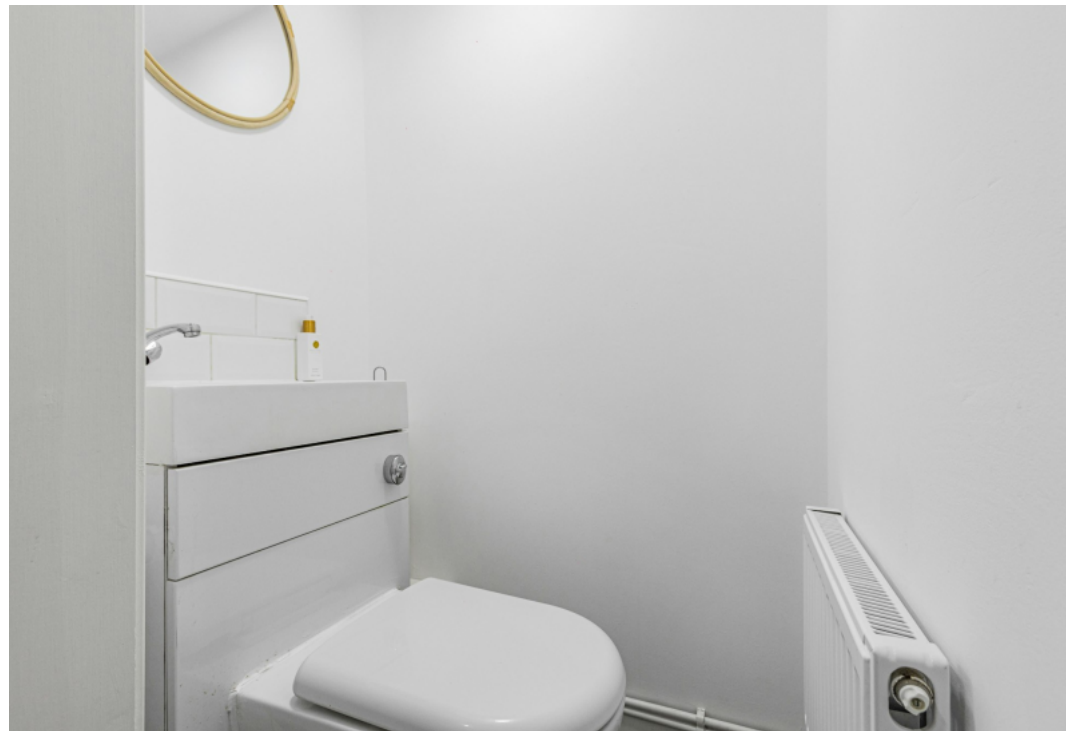
This beautifully presented two double bedroom semi-detached house offers a perfect blend of modern living and practical design. Upon entering, you're greeted by a welcoming entrance hall with ample storage, leading to a light-filled, dual-aspect living/dining room with patio doors opening onto the south-easterly rear garden. The bright, well-appointed kitchen features an integrated oven, gas hob, and generous storage, with a door leading to a passageway providing convenient access to both the front and rear of the property. Off the passageway, find a separate downstairs cloakroom and utility room, adding to the home's functionality. Upstairs, both double bedrooms boast built-in storage and are served by a modern, fully fitted bathroom. Externally, the front garden has been hard landscaped, with council permission approved for a dropped kerb, while the south-easterly rear garden offers a patio area and a lawn, perfect for outdoor entertaining or relaxation. This home is ready to move into.

Location

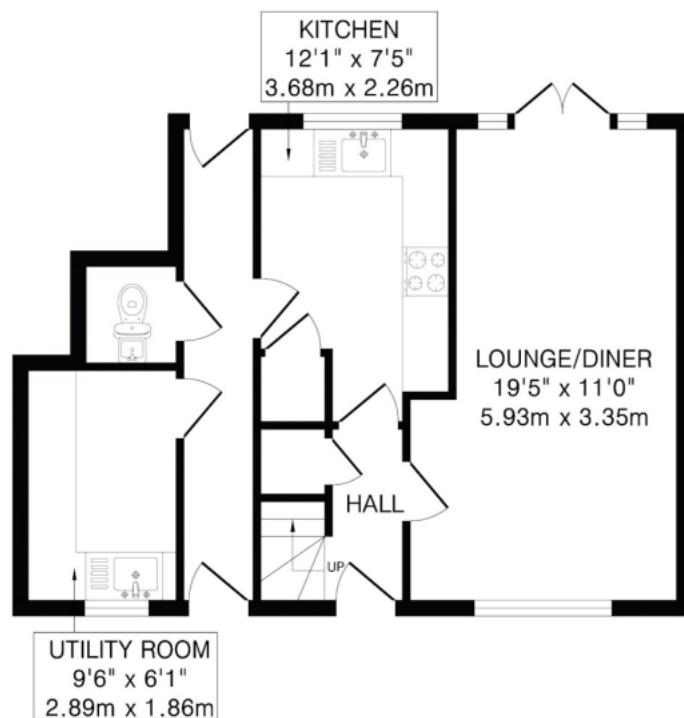
River Mead, a desirable, tranquil spot on Hitchin's west side, is favoured for its closeness to local schools, a short walk to Oughton Head Common's countryside, and convenient access to the mainline station and town centre.



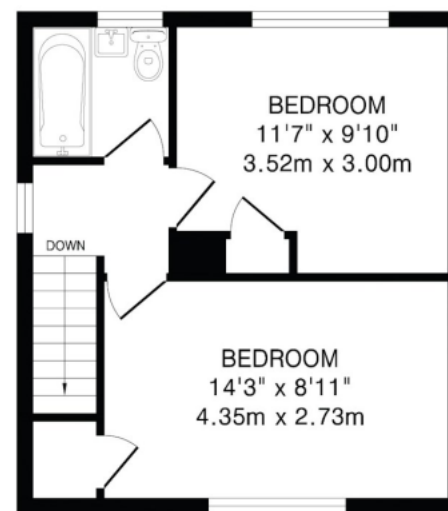
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for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







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



First Floor
334 sq.ft.(31.0 sq.m)approx.

TOTAL FLOOR AREA: 808 sq.ft.(75.0 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.