

 5 Bedrooms

 3 Bathrooms

 3 Receptions

 Private Garden

 Driveway

 EPC Band C



Freehold

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

Local Authority:
North Hertfordshire District Council

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Old Hale Way, Hitchin, SG5 1XT
Guide price of £925,000

VIEWINGS FROM SATURDAY 21ST MARCH - by appointment only. Contact us to book.

Description

This distinctive family home extends over 2,500 sq ft, offering open-plan living finished to a high standard. Enter through a practical porch with boot room leading to a spacious hall with WC. The ground floor boasts a sitting room with bespoke cabinetry and a wood-burning stove. The standout kitchen, dining, and family room features quartz worktops, breakfast island, and integrated appliances, with a utility room nearby. This inviting family space includes a media wall, raised ceilings, Velux windows, and bi-fold doors to the patio. Four first-floor bedrooms include fitted wardrobes; the principal room has a dressing area and en-suite. The second floor offers a Juliet balcony bedroom, a dressing room/office, and a stylish bathroom. The block-paved driveway provides parking, while the landscaped rear garden has a patio, artificial lawn, and mature planting. An insulated outbuilding serves as a gym/playroom with power, lighting, and versatile usage.

Location

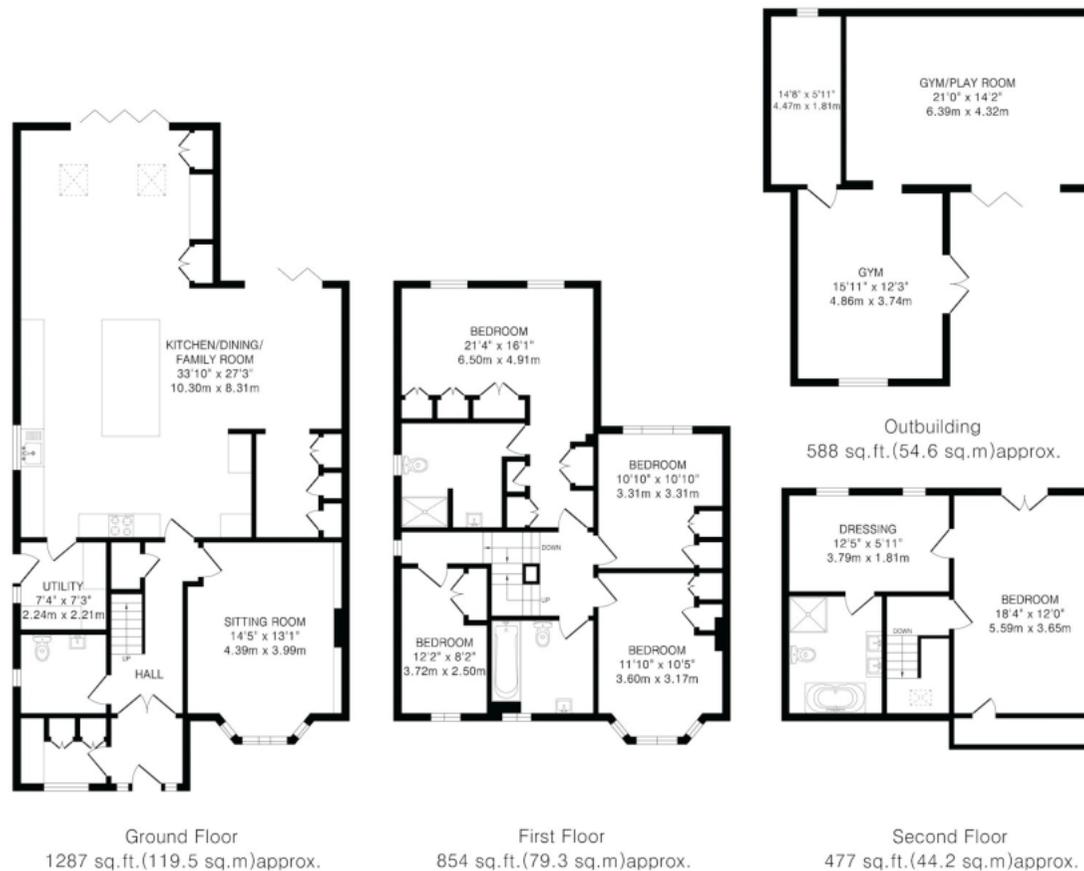
Old Hale Way, a sought-after road in Hitchin, boasts diverse property styles. It's near the mainline train station, historic town centre, and excellent schools. Enjoy local amenities and stunning countryside, all within walking distance.



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.







TOTAL FLOOR AREA: 3206 sq.ft.(297.6 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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