

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 Driveway

 EPC Band D



Freehold

Council Tax Band:
D £2,302.65 (2025/2026)

Local Authority:
North Hertfordshire District Council

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Symonds Road, Hitchin, SG5 2JL
Guide price of £500,000

CHAIN FREE, this well-presented family home is situated on a popular residential road, offering spacious and comfortable living throughout.

Description

CHAIN FREE. Located in a tranquil, family-friendly area, this well-presented home is perfect for families seeking proximity to the town centre, mainline station, and highly regarded Hitchin schools. The entry opens into a spacious sitting room with a bay window, bathing the area in natural light. Adjacent is a converted garage used as a study, providing versatile space for a reception room, playroom, or home office. At the property's rear, the kitchen, while functional, offers potential for modernisation. An opening leads to the dining room with French doors to the rear garden, suited for family living and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the front has a concrete driveway for off-road parking and a small shingle garden. The rear garden features a patio, lawn, raised borders with plants, shrubs, and trees, and a shed at the back.

Location

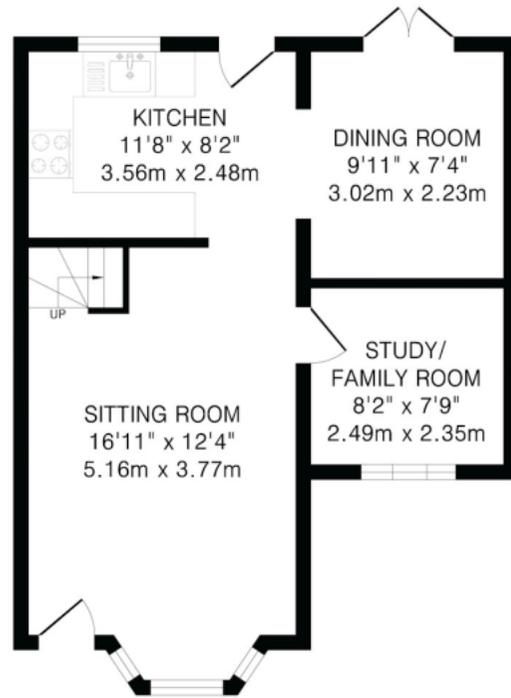
Symonds Road is in a sought-after development in west Hitchin, convenient for the town centre, railway station, and respected schools. Known for its strong community and family-friendly vibe, it remains popular with buyers.



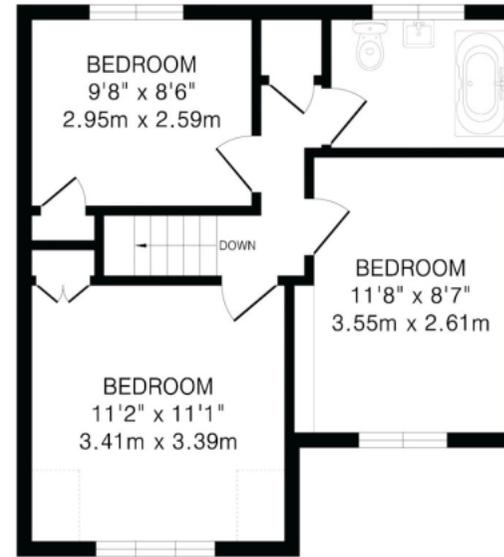
Assured move - This property is sold with the benefit of Assured Move from Ashtons Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.







Ground Floor
475 sq.ft.(44.1 sq.m)approx.



First Floor
431 sq.ft.(40.0 sq.m)approx.

TOTAL FLOOR AREA: 906 sq.ft.(84.1 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.