

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 Driveway:Garage

 EPC Band D

Freehold

Council Tax Band:
E £2,814.35 (2025/2026)

Local Authority:
North Hertfordshire District Council



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for life's great moves

Ninesprings Way, Hitchin, SG4 9NQ
Guide price of £700,000

Rare chance to enhance/extend (STPP), this lovely family home is perfectly situated in the highly desirable SG4 9 postcode of Hitchin.

Description

This family home offers an exciting opportunity to enhance and extend (STPP) and is located on a sought-after residential road in the SG4 9 postcode of Hitchin. Renowned for its proximity to the town centre, mainline station, and local school catchments, this area is highly desirable. Currently arranged as a three-bedroom home, you enter via a porch into a welcoming entrance hall leading to an open-plan living and dining room flowing into a conservatory with rear garden views. The rear kitchen/breakfast room has further potential for reconfiguration or extension, subject to permissions. The kitchen connects to a side passageway with a W.C., single garage access, and doors to the front and rear gardens. Upstairs, a landing leads to a family bathroom, two double bedrooms, and a single bedroom. Outside, the property boasts a driveway, various garden patios, a pergola, a pond, and mature planting, complemented by a summer house and shed. Though requiring full refurbishment, this home has immense potential, with neighbouring properties demonstrating the possibilities.

Location

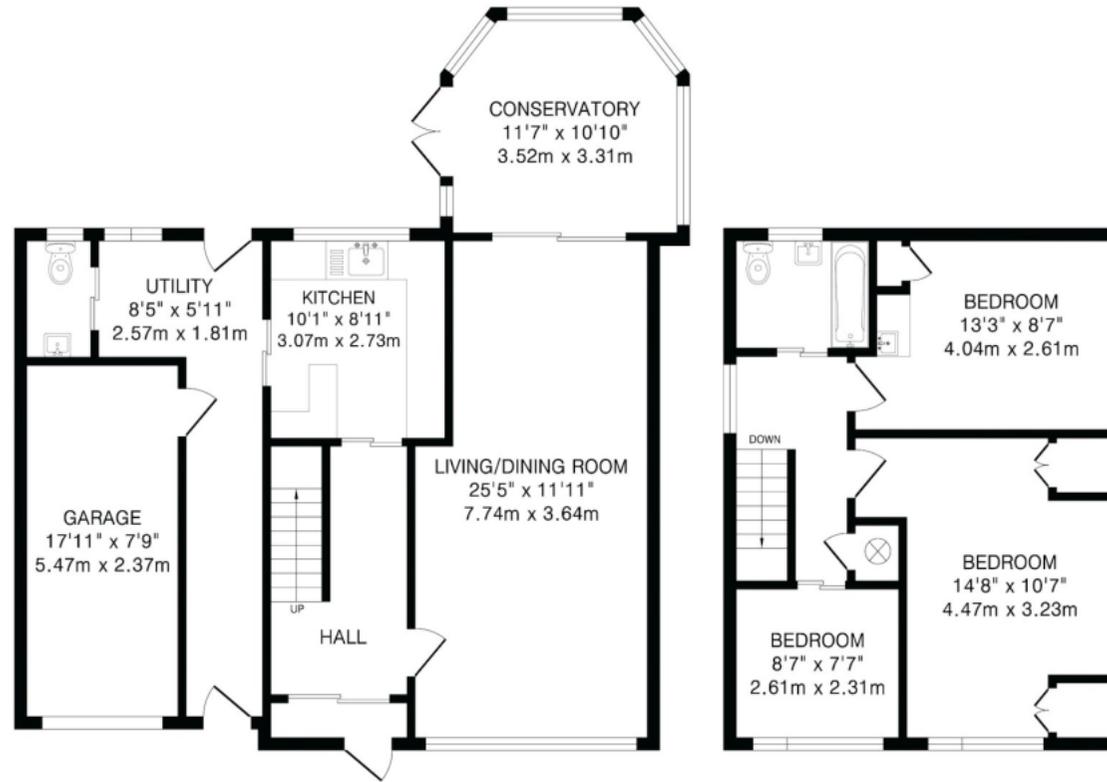
Ninesprings Way is a sought-after road in Hitchin's SG4 9 postcode, close to the station, town centre, local amenities, and countryside. It's within the catchment for Hitchin's top schools, ideal for families.

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

921 sq.ft.(85.5 sq.m)approx.

First Floor

492 sq.ft.(45.7 sq.m)approx.

TOTAL FLOOR AREA: 1413 sq.ft.(131.2 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.