

 3 Bedrooms

 2 Bathrooms

 3 Receptions

 Private Garden

 Driveway



Freehold

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

Local Authority:
North Hertfordshire District Council

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Manton Road, Hitchin, SG4 9NP
Guide price of £650,000

Desirable semi-detached family home in popular SG4 9, Hitchin, with excellent access to town centre, station, and schools.

Description

This beautifully presented three/four-bedroom semi-detached home offers flexible and comfortable living, ideal for modern family life. A welcoming entrance hallway leads into a cosy front lounge, while at the rear, a bright open-plan kitchen/dining room flows into a stunning conservatory with a vaulted ceiling and bi-fold doors opening onto the garden, creating a seamless indoor-outdoor connection. The former garage has been reconfigured to maximise versatility, retaining storage space at the front and offering a generous study/utility, a contemporary downstairs shower room, and an additional family room or fourth bedroom with garden access. Upstairs, there are two spacious double bedrooms, a well-proportioned single bedroom, and a modern family bathroom. Externally, the property features a resin driveway for off-street parking. The attractive south-facing rear garden boasts a decked seating area and lawn, with steps to a further patio, perfect for relaxing, dining, or entertaining.

Location

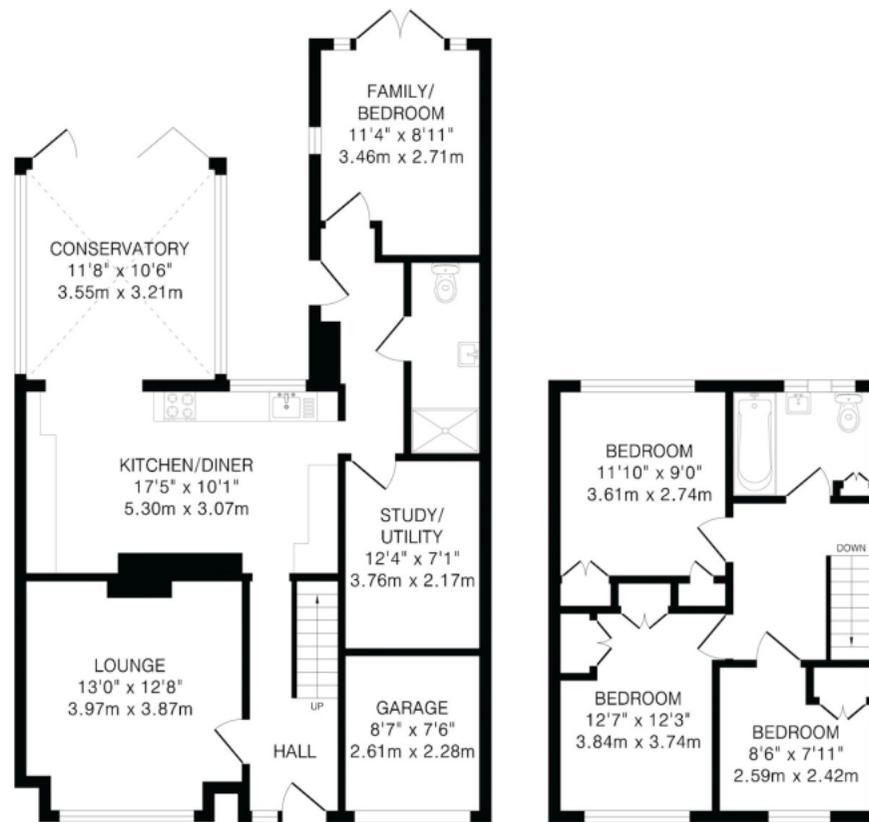
Manton Road is a sought-after residential street in the SG4 9 area of Hitchin, near the mainline station, town centre, local amenities, and countryside. It's within the catchment for top Hitchin schools, ideal for families.



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
877 sq.ft.(81.5 sq.m)approx.

First Floor
403 sq.ft.(37.4 sq.m)approx.

TOTAL FLOOR AREA: 1280 sq.ft.(118.9 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.