

 4 Bedrooms

 2 Bathrooms

 2 Receptions

 Private Garden

 Allocated Parking

 EPC Band C

Freehold

Service Charge:
£474.00 per annum

Council Tax Band:
E £2,950.42 (2026/2027)

Local Authority:
North Hertfordshire District Council



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Allwoods Place, Hitchin, SG4 0BQ

Guide price of £650,000

Beautifully presented modern townhouse with an impressive open-plan layout, perfectly situated within walking distance of the mainline station.

Description

The current owners have thoughtfully extended and beautifully presented this modern home, creating versatile accommodation over three floors filled with natural light. You are greeted by a generous entrance hall with a convenient cloakroom. To the rear, the heart of the home is an open-plan kitchen/dining/breakfast room, featuring a contemporary kitchen with ample storage and a large central island. Bi-folding doors open onto the rear patio, seamlessly blending indoor and outdoor living. Adjoining is a cosy snug, ideal for relaxing. The first floor offers two double bedrooms and a study that could serve as a nursery, complemented by a modern family bathroom. The entire second floor is dedicated to the principal bedroom, offering a spacious retreat with dual aspect windows, a dressing area with bespoke wardrobes, and a stylish en-suite. Outside, the low-maintenance rear garden features a patio with well-stocked borders and a wooden pergola. The front garden is mainly lawned with established planting, and the property includes three allocated parking spaces.

Location

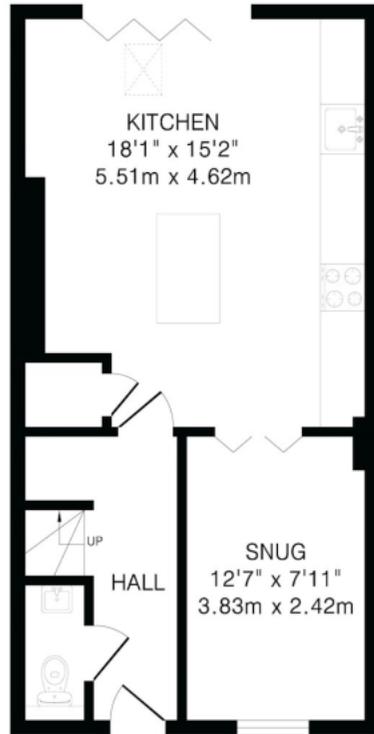
Allwoods Place is a modern development built in 2017, now known for its friendly, well-established community in Hitchin. Its standout appeal is the location: just half a mile from the mainline station and within easy walking distance to the Town.



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.

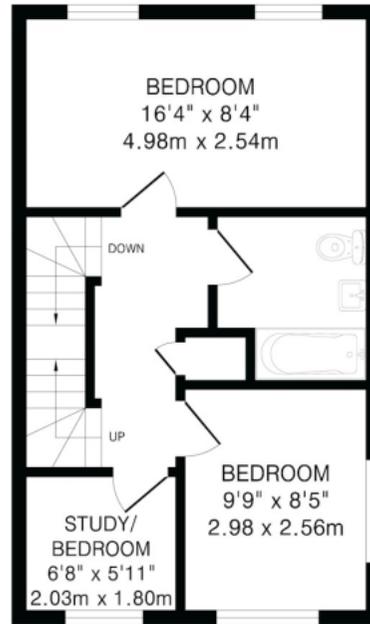






Ground Floor

471 sq.ft.(43.7 sq.m)approx.



First Floor

397 sq.ft.(36.8 sq.m)approx.



Second Floor

397 sq.ft.(36.8 sq.m)approx.

TOTAL FLOOR AREA: 1265 sq.ft.(117.3 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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