







-  4 Bedrooms
-  2 Bathrooms
-  3 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band C



Freehold

Council Tax Band:  
F £3,486.85 (2026/2027)

Local Authority:  
North Hertfordshire District Council

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Bearton Road, Hitchin, SG5 1UF  
Guide price of £1,100,000

Fantastic opportunity to acquire a 4-bedroom detached family home in sought-after SG5 1, Hitchin, within walking distance of the mainline station.

### Description

Built in the 1930s, this charming family home has been carefully maintained and updated for modern living. Located on the north side of Hitchin, it's convenient for the mainline station, town centre and top schools. Enter through a welcoming hall into a front living room with a wood-burning stove. A second reception room, currently an extra bedroom, offers flexibility. The rear boasts an open-plan kitchen/dining area with modern units and a central island. Bi-fold doors open to the patio, ideal for entertaining, with a utility room and W.C. adjacent. Upstairs, find four double bedrooms. The principal room has a vaulted ceiling, walk-in dressing room, and modern en-suite. The other bedrooms share a contemporary family bathroom. Outside, a shingled driveway offers ample parking. A side gate leads to a landscaped garden with patio areas and artificial lawn, perfect for dining and entertaining. A detached garage, partially converted, offers extra living space with power, lighting, and bi-fold doors, ideal as an office or studio.

### Location

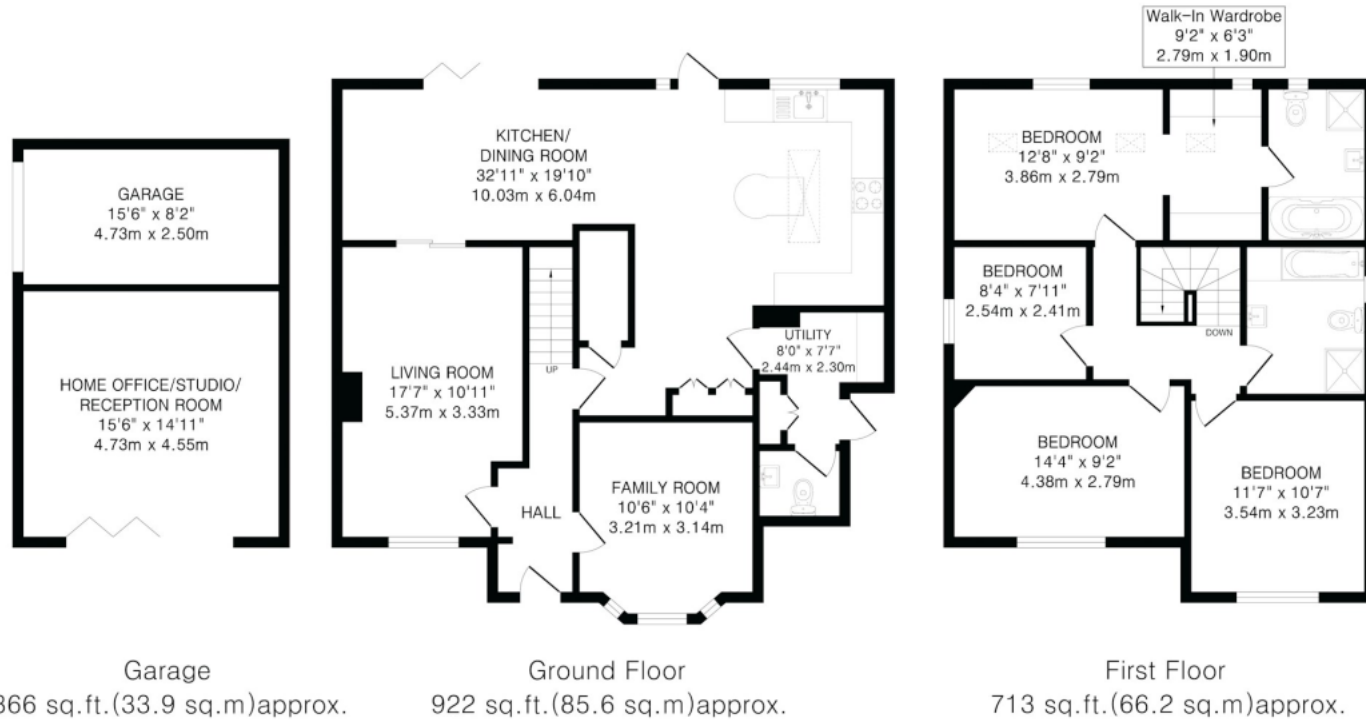
Bearton Road within the SG5 1 postcode is renowned for its close proximity to outstanding schools, the mainline train station and the historic town centre.



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: 2001 sq.ft.(185.7 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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