

 5 Bedrooms

 3 Bathrooms

 3 Receptions

 Private Garden

 Driveway:Garage

 EPC Band C

Freehold

Council Tax Band:
G £4,023.30 (2026/2027)

Local Authority:
North Hertfordshire District Council



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for life's great moves

Half Acre, Hitchin, SG5 2XL
Guide price of £1,180,000

Spacious five-bed detached home in a quiet cul-de-sac, immaculately maintained, ideally located on Hitchin's west side for town and countryside access.

Description

This impressive detached residence offers over 2,700 sq. ft of well-balanced accommodation, including integral living space and a detached double garage. Situated on the sought-after west side of Hitchin, Half Acre is part of a private cul-de-sac, ideally positioned for excellent schools, town centre access, and countryside walks. The home begins with a welcoming entrance hall, featuring a grand staircase rising to the first floor. There is a separate cloakroom and a study, perfect for home working. The living room stands out with an elegant fireplace and charming alcoves, creating a warm setting. A further family room offers additional living space. The heart of the home is an open-plan kitchen and dining room, with potential for enhancement. Double doors lead to the rear garden, while a utility room adds practicality. The first floor has a spacious, light-filled layout with a generous landing. Five double bedrooms include a principal bedroom with high ceilings, fitted wardrobes, and a modern en-suite. Two bedrooms share a Jack and Jill bathroom, while a family bathroom serves the others, ideal for modern living. Externally, a block-paved driveway leads to a double garage with an EV charging point. The landscaped rear garden is low maintenance with lawn, patio, and decked seating areas, complemented by mature trees and shrubs. This superb family home is beautifully presented and ready to move into.

Location

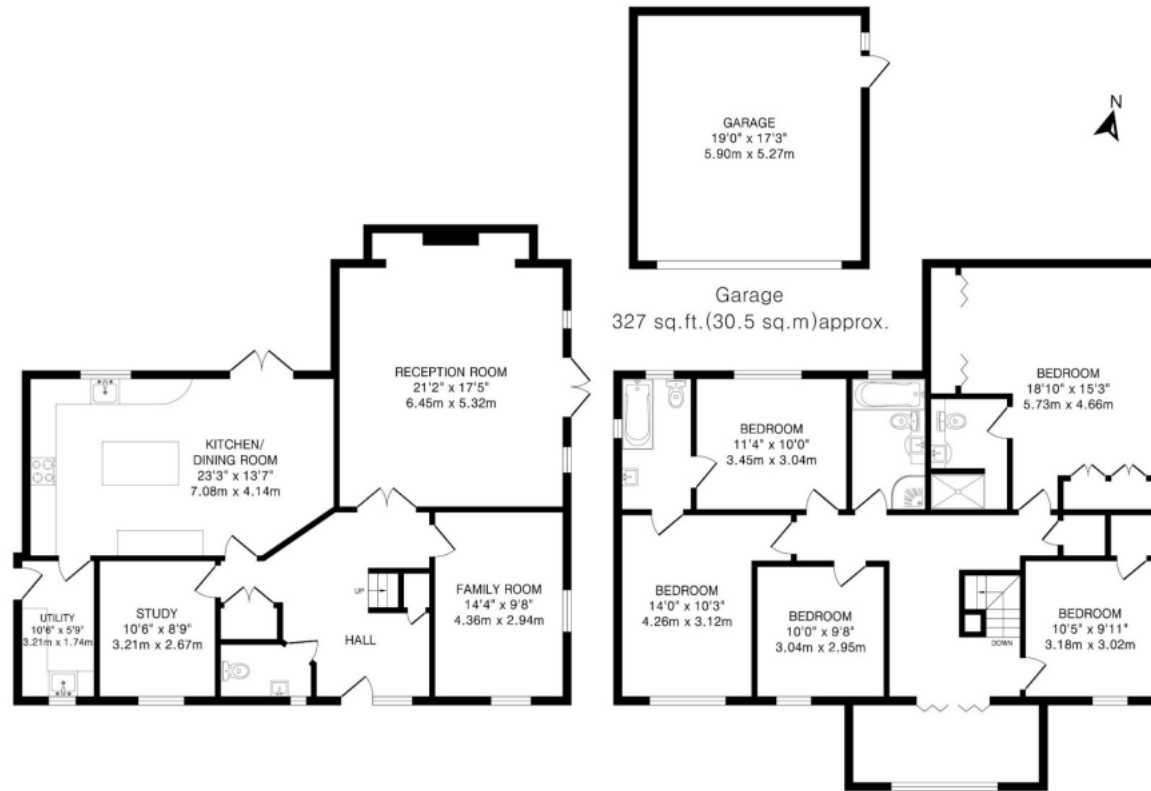
Half Acre is a prestigious private development in West Hitchin, within the



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Ground Floor
1204 sq.ft.(111.8 sq.m)approx.

First Floor
1260 sq.ft.(117.0 sq.m)approx.

TOTAL FLOOR AREA: 2791 sq.ft.(259.3 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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