

 3 Bedrooms

 3 Bathrooms

 2 Receptions

 Private Garden

 Driveway

 EPC Band D

Freehold

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

Local Authority:
North Hertfordshire District Council.



Rarely available 1930s semi-detached home on Hitchin's west side, close to schools, station and town centre. Chain free.

Description

This well-loved 1930s semi-detached family home offers over 1,800 sq. ft. of versatile accommodation over three floors. Thoughtfully extended, it blends period character with modern family living. Situated on Hitchin's sought-after west side, it's within walking distance of the town centre, station, and top schools. The welcoming entrance hall leads to a spacious living room with a bay window and open fireplace. The side utility room includes a dryer and washing machine, leading to a modern shower room and WC. At the home's heart is a stunning open-plan kitchen/dining room with integrated appliances and bi-folding doors to the patio. A generous family room with a gas stove offers cosy living. The first floor comprises three double bedrooms with fitted wardrobes, served by a family bathroom. The loft room occupies the second floor, featuring an en-suite, walk-in wardrobe, and eaves storage. Outside, a block-paved driveway offers parking, while the south-facing garden, with its patio, is lovingly maintained. A detached studio offers a home office and gym. An exceptional family home in a prime location.

Location

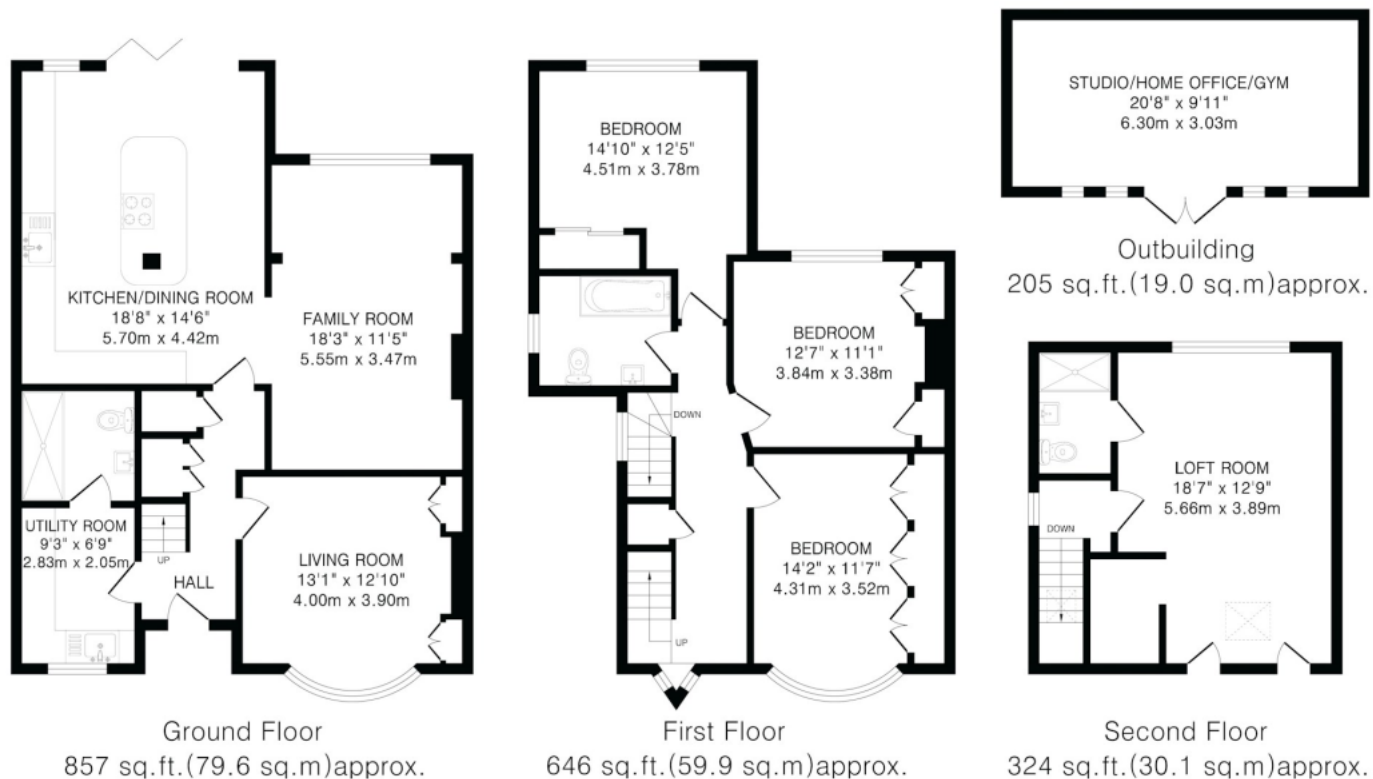
West Hill is a highly sought-after residential road featuring a diverse range of properties, from Edwardian to 1930s homes. Its popularity is due to its central location, providing easy access to the town centre, mainline station.

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.









TOTAL FLOOR AREA: 2032 sq.ft. (188.6 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.