
 3 Bedrooms

 2 Bathrooms

 2 Receptions

 Private Garden

 Driveway

Freehold

Council Tax Band:  
C £2,145.77 (2026/2027)

Local Authority:  
North Hertfordshire District Council



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for life's great moves

Common Rise, Hitchin, SG4 0HP  
Guide price of £475,000

Beautifully extended modern family home with versatile living space, open-plan areas, and a short walk to the mainline station.

### Description

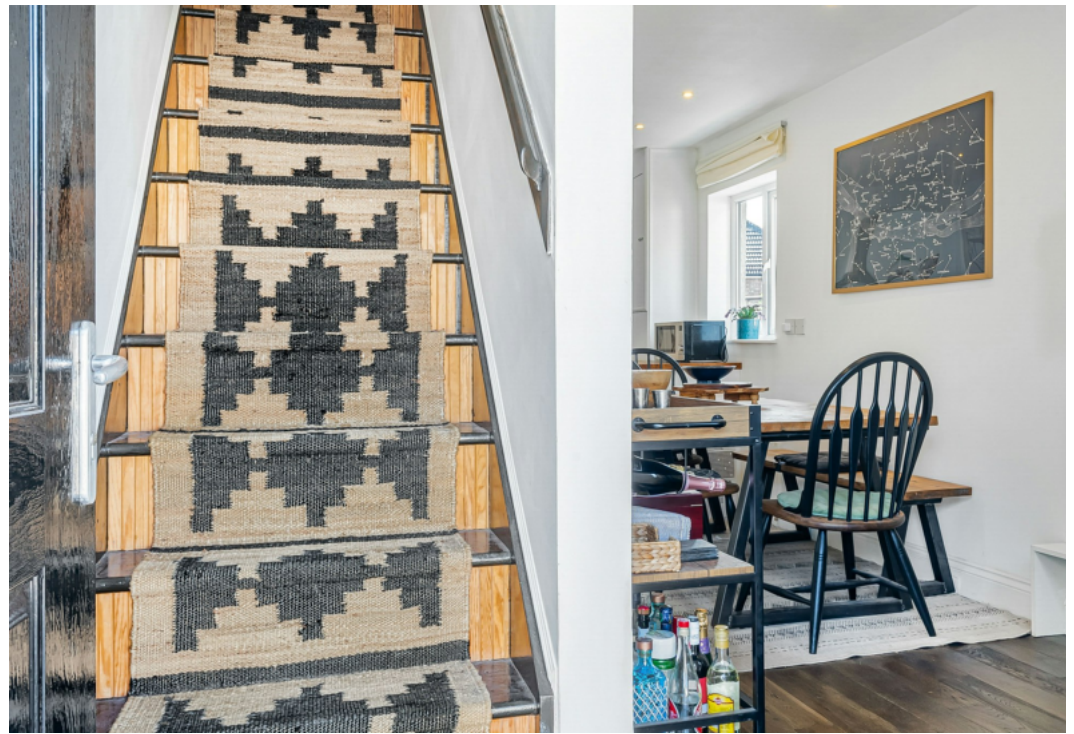
This beautifully presented three-bedroom home offers modern, versatile accommodation in a sought-after cul-de-sac close to Hitchin's mainline station. Entering through a welcoming area, the contemporary kitchen, equipped with modern units, serves as the heart of the home and flows into the adjoining spaces. A cosy sitting room, centred around a feature fireplace and with French doors opening onto a decked seating area, connects indoor and outdoor living. A versatile additional room off the kitchen is currently a home office, also suitable as a bedroom or playroom, complete with an en-suite. Upstairs, two generous double bedrooms share a stylish bathroom, with the principal bedroom featuring fitted wardrobes. Outside, a block-paved driveway offers ample parking, and the rear garden provides a relaxing space with a patio and decked area, surrounded by established plants for year-round colour and privacy.

### Location

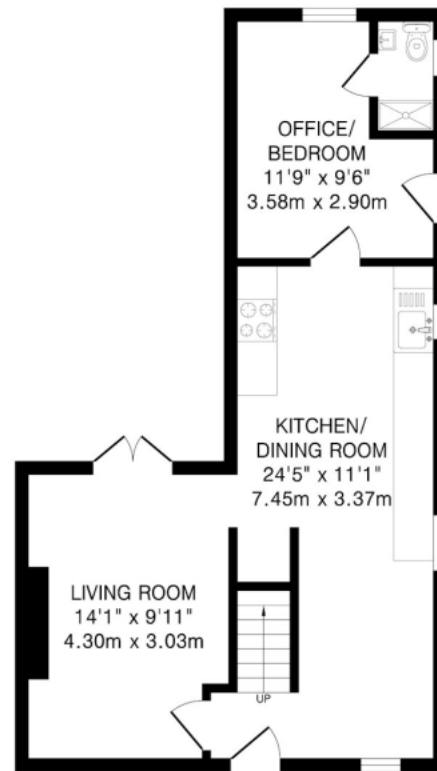
Common Rise is a peaceful cul-de-sac, conveniently close to Hitchin Mainline station and the town centre. It's within a top school catchment area and near local amenities and Walsworth Common, offering a perfect blend of convenience and tranquillity.



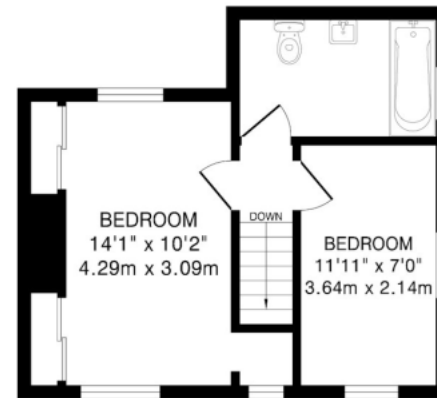
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor  
503 sq.ft.(46.7 sq.m)approx.



First Floor  
323 sq.ft.(30.0 sq.m)approx.

TOTAL FLOOR AREA: 826 sq.ft.(76.7 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.

**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.