
 4 Bedrooms

 3 Bathrooms

 2 Receptions

 Private Garden

 Driveway:Garage

 EPC Band D

Freehold

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

Local Authority:
North Hertfordshire District Council



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The Paddock, Hitchin, SG4 9EF
Guide price of £900,000

Beautifully presented 4-bed detached home in a quiet cul-de-sac, highly sought-after SG4 9 postcode. Extended family living with modern appeal.

Description

Situated in a quiet, sought-after cul-de-sac on Hitchin's south side, this extended and modernised detached home sits on a private south-westerly plot, improved over 30 years of ownership. The accommodation is ideal for family living, starting with a welcoming entrance hall and modern shower room. The generous sitting room is light-filled, perfect for relaxation and entertaining. The open-plan kitchen/dining room, with French doors to the garden, features marble worktops and integrated appliances. Adjacent is a utility room and a large utility/boot room leading to a powered double garage. Upstairs are four bedrooms, two with fitted wardrobes, and the principal featuring a four-piece en-suite. A contemporary shower room serves the remaining bedrooms. The landscaped front offers a private, attractive setting, while the low-maintenance rear garden provides various seating areas. A raised patio offers potential for a home office or studio. A driveway and double garage complete the property.

Location

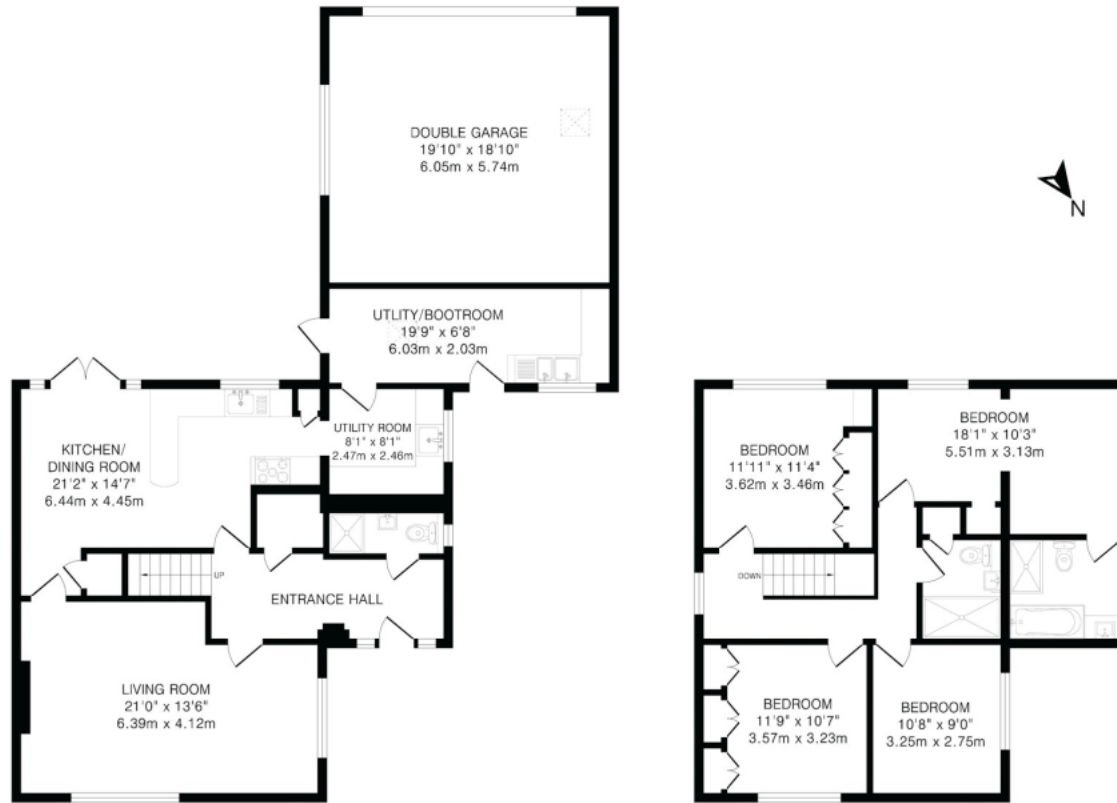
The Paddock is a quiet and highly regarded cul-de-sac situated on the desirable south side of Hitchin. Sharing the ever-popular SG4 9 postcode, the area is favoured by families thanks to its excellent school catchment and strong community.



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
1272 sq.ft.(118.1 sq.m)approx.

First Floor
755 sq.ft.(70.1 sq.m)approx.

TOTAL FLOOR AREA: 2027 sq.ft.(188.2 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.