

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

Freehold

Council Tax Band:  
F £3,554.19 (2026/2027)

Local Authority:  
North Hertfordshire District Council.



Impressive 3/4-bedroom detached home with superb open-plan kitchen/dining area, flexible living space, in a peaceful location.

### Description

This impressive detached family home offers approximately 1,505 sq. ft. of beautifully presented accommodation, featuring a superb contemporary kitchen/dining room at its heart. Enter through a welcoming hall with stairs to the first floor and a cloakroom/WC. A front sitting room provides a comfortable reception space. The ground floor also includes a generous study/bedroom, offering flexibility as a home office or guest room. The main living room features a fireplace and access to the rear property. The open-plan kitchen and dining room is the highlight, with stylish cabinetry, a central island, rooflights, and large picture window with sliding doors to the garden. The first floor has three well-proportioned bedrooms; the principal with en-suite shower room, and the others served by a modern bathroom. Outside, enjoy an established garden, driveway parking, EV charging, and a landscaped rear garden with lawn and seating terrace for outdoor dining.

### Location

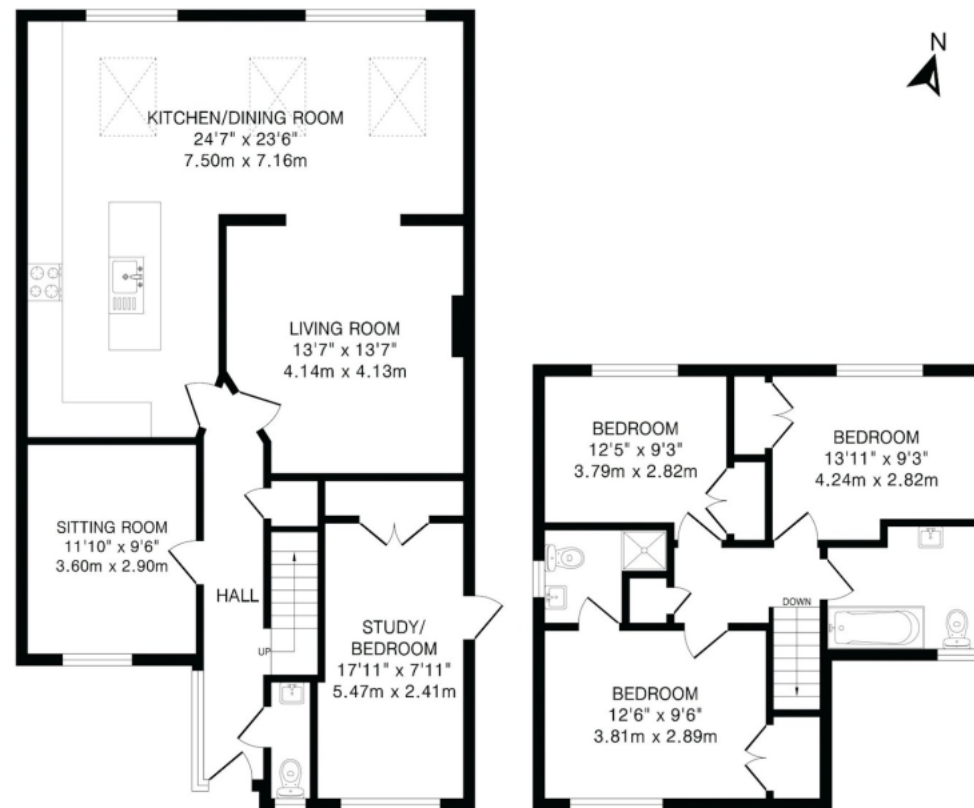
Located on the outskirts of Hitchin in a peaceful cul-de-sac, the property is within walking distance of the town centre and close to St Ippolyts, excellent schools, transport links and beautiful countryside.

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  
995 sq.ft.(92.4 sq.m)approx.

First Floor  
510 sq.ft.(47.4 sq.m)approx.

TOTAL FLOOR AREA: 1505 sq.ft.(139.8 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.