

- 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.

ashtons
for life's great moves

Burford Way, Hitchin, SG5 2UY

Guide price of £465,000

Charming chain-free 3-bedroom home with ample parking, large rear garden, and great potential to enhance and extend, subject to consent.

Description

Having remained in the same family for nearly 40 years, this much-loved three-bedroom semi-detached home presents a wonderful opportunity for its next owners. Offered chain free, the property enjoys well-proportioned accommodation, ample off-road parking, and a generous rear garden with excellent potential to further enhance or extend, subject to necessary planning permissions. The accommodation starts with a welcoming entrance hall, leading to a comfortable living room with a fireplace. At the rear, the kitchen, fitted with modern units, leads to a separate dining room. There's potential to create a contemporary open-plan space, subject to consents. A practical addition is the generous utility room with external access and a ground floor shower room. Upstairs, there are three bedrooms, including two doubles and a smaller room suitable as a nursery or office, with a family bathroom completing the layout. Outside, a substantial driveway provides ample parking. The generous rear garden features a lawn, paved patio, and further potential for landscaping or extending, subject to consents.

Location

Burford Way is a popular residential setting in Hitchin, conveniently located for local amenities and highly regarded schools, with beautiful countryside walks at nearby Oughton Head Common.





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.







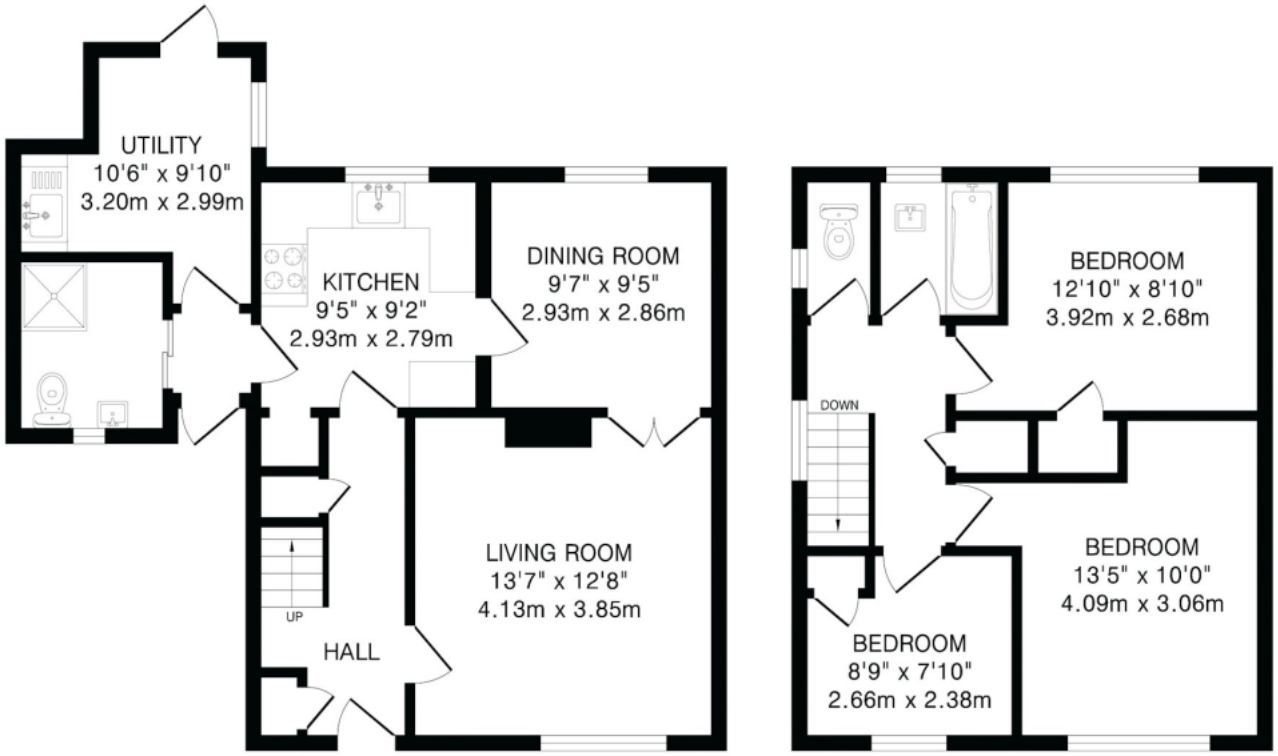












Ground Floor
592 sq.ft.(55.0 sq.m)approx.

First Floor
453 sq.ft.(42.0 sq.m)approx.

TOTAL FLOOR AREA: 1045 sq.ft.(97.0 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.

ashtons
for life's great moves

01462 429275 | saleshtc@ashtons.co.uk | ashtons.co.uk

Berkhamsted | Harpenden | Hertford | Hitchin | Redbourn | St Albans | Welwyn Garden City