
 4 bedrooms

 2 bathrooms

 3 receptions

 EPC Band C

Freehold

Council Tax Band:  
E £2,814.35 (2025/26)

Local Authority:  
North Herts District Council





This well-presented home offers versatile living space in Hitchin, close to the station, amenities, and within a sought-after school catchment. Ideal for families!

### Description

This beautifully presented detached family home has been thoughtfully extended to offer well-proportioned, flexible living space. The ground floor includes a welcoming entrance hall with an adjoining shower room and W.C. A door leads to a separate annexe with its own kitchen, high ceilings, and double doors to the rear garden, providing excellent versatility. The main living room is generously sized with a gas fireplace. At the rear, a modern open-plan kitchen/dining area flows into the conservatory, perfect for entertaining and family life. Upstairs, there are four well-sized bedrooms and a family bathroom. Outside, the front offers a driveway for off-road parking and a shingle garden. The rear garden is mainly laid to lawn, with mature plants, shrubs, and trees. A spacious decked area with a pergola provides the perfect spot for outdoor relaxation.

### Location

Hitchin boasts a vibrant scene with popular shops, eateries, and leisure spots. Offers convenient links to London, Cambridge, and Peterborough via direct rail and A1(m). Train station: 1 mile away; Hitchin Market Place: 1.8 miles.

### Buyers Information

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.

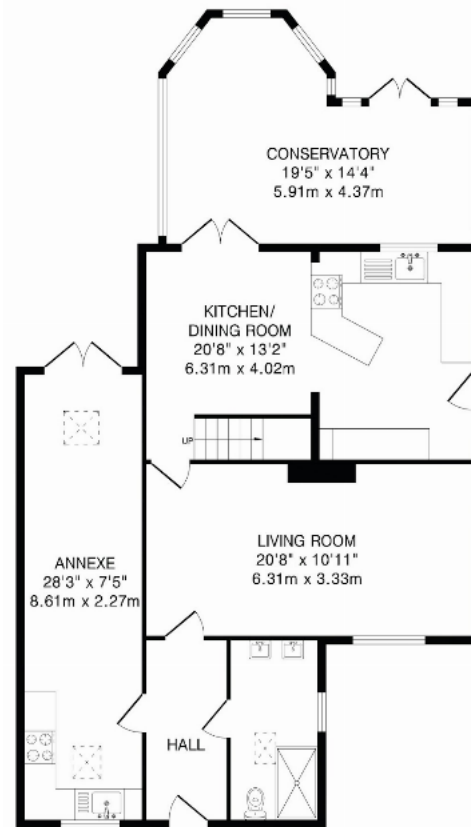




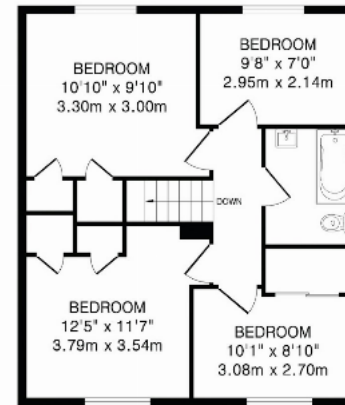








Ground Floor  
1076 sq.ft.(99.9 sq.m)approx.



First Floor  
505 sq.ft.(46.8 sq.m)approx.

TOTAL FLOOR AREA: 1581 sq.ft.(146.7 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.