







-  2 Bedrooms
-  1 Bathroom
-  2 Receptions
-  Private Garden
-  On Street
-  EPC Band D

Freehold

Council Tax Band:  
C £2,046.81 (2025/2026)

Local Authority:  
North Hertfordshire District Council





Charming Victorian mid-terrace, beautifully maintained, ideally located near mainline station, town centre & amenities.

### Description

Originally known as 'Hillside Cottages', this charming period home has been well loved and maintained, retaining attractive features with modern updates. The accommodation starts with a welcoming sitting room featuring a character fireplace, bespoke shelving in the alcoves, and a bay window with wooden shutters. This flows into an open-plan kitchen and dining room, excellent for everyday living and entertaining. The modern kitchen includes wall and base units, integrated appliances, and an open fireplace. A contemporary family bathroom adjoins the kitchen. Upstairs, there are two generous double bedrooms with built-in storage; the principal bedroom also has bespoke wooden shutters. Outside, a pathway leads to a small, paved front garden. The rear garden features lawn and a patio, with continuous paving to the back of the house. At the garden's end is a wooden outbuilding with power, lighting, and a raised deck, ideal as a home office. A shared legal right of access exists for this property and neighbouring homes.

### Location

Orchard Road in Hitchin, favoured for its period homes, is ideal for families due to its proximity to schools, a mainline train station, and amenities. Nearby Walsworth Common provides playgrounds and scenic views of the River Purwell.



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.

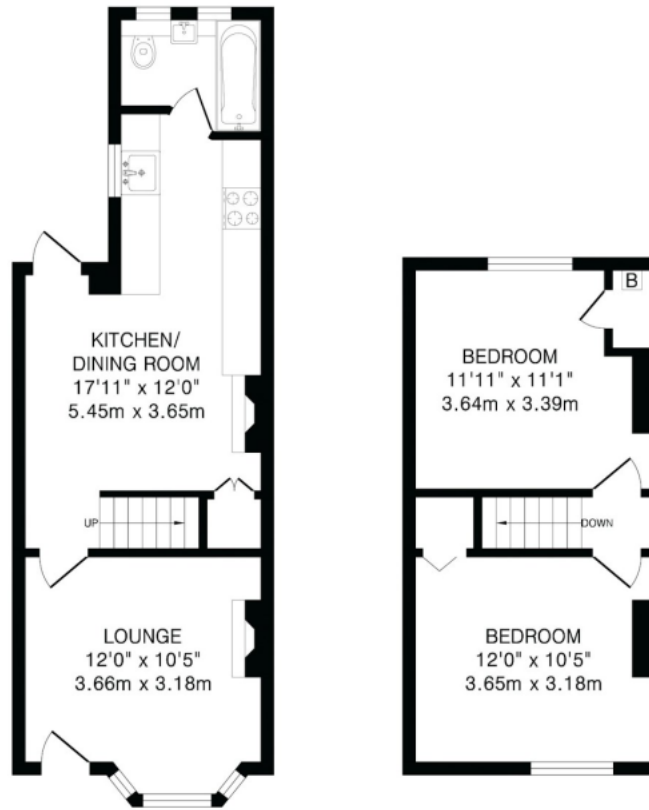












Ground Floor  
399 sq.ft.(37.0 sq.m)approx.    First Floor  
301 sq.ft.(27.9 sq.m)approx.

TOTAL FLOOR AREA: 700 sq.ft.(64.9 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.