

 2 bedrooms

 1 bathroom

 1 reception

 Private Garden

 On Street

 EPC Band E

Freehold

Council Tax Band:  
B £1,790.95 (2025/26)

Local Authority:  
North Hertfordshire District Council





This 2-bed period residence blends historic charm and modern updates, ideally located for easy access to the mainline station and town centre.

### Description

Viewings on Saturday 30th August by appointment. Located on Florence Street, close to Hitchin mainline station and town centre, this charming two-bedroom period semi-detached residence offers impeccable presentation. Blending period character with contemporary design, the property exudes warmth and elegance. Inside, the well-proportioned layout is thoughtfully designed. The ground floor features an inviting entrance hall leading to an open-plan living/dining room that integrates with the kitchen. Upstairs, two comfortable bedrooms are complemented by a generously sized family bathroom. Outside, the property offers a delightful outdoor space with a sizable patio and well-maintained lawned garden with mature shrubs and trees. Additional amenities include a practical brick-built outbuilding and large shed for ample storage. A standout feature is the splendid home office/studio at the garden's rear, complete with lighting and electricity, providing an ideal retreat for work or leisure.

### Location

Florence Street, a sought-after location, boasts easy access to the town centre, train station, and amenities. With period and modern architecture, it offers charm and convenience near scenic Ransom Recreational Park and Bancroft.

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.



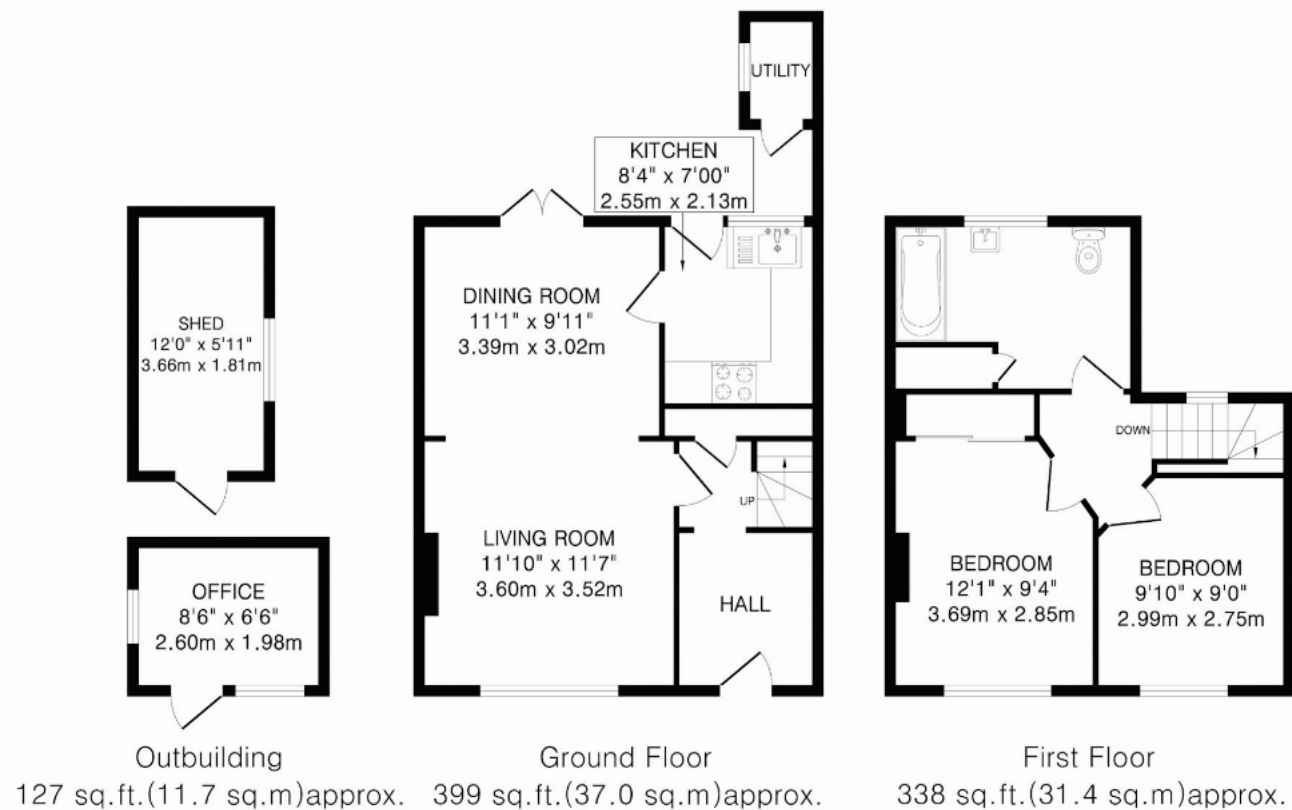












TOTAL FLOOR AREA: 864 sq.ft. (80.1 sq.m) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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