

Freehold

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

Local Authority: North Hertfordshire District Council

5 bedrooms

2 bathrooms

4 receptions

EPC Band D





Upper Tilehouse Street, Hitchin, Hertfordshire, SG5 2EE Guide price of £1,000,000

Impressive five-bedroom Edwardian family home with character features; near Hitchin centre, great schools, and lovely gardens.

Description

Delighted to present this stunning five-bedroom Edwardian family home in the heart of Hitchin, a short stroll from the town centre and within the catchment of outstanding schools. This charming property offers ample space while retaining original period features like feature fireplaces, sash windows, wooden floorboards, and a basement. The entrance hall leads to both the basement and upper floors. The ground floor features a generous lounge, formal dining room, and kitchen/breakfast room. At the rear is a shower room with W.C., and a family room with a wood-burning stove, double-aspect windows, and garden access. The basement provides additional versatile space. The first floor houses four spacious double bedrooms, a family bathroom, a separate W.C., and a study. The second floor is dedicated to the primary suite with ensuite facilities, offering a private retreat. The rear garden is ideal for entertaining. This home combines period charm with modern convenience.

Location

Upper Tilehouse Street boasts a prime location near the historic town centre, local amenities, top schools, and the A505. Hitchin offers vibrant shops, eateries, and leisure facilities with rail links to London, Cambridge, and Peterborough.

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.

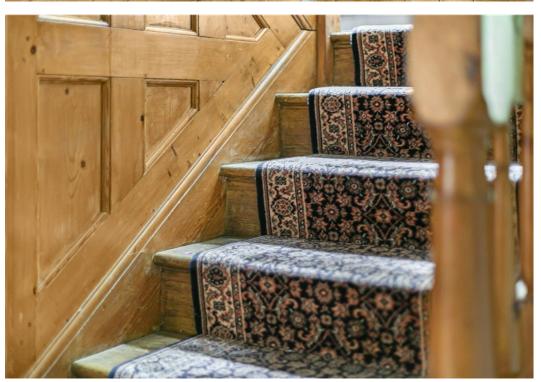






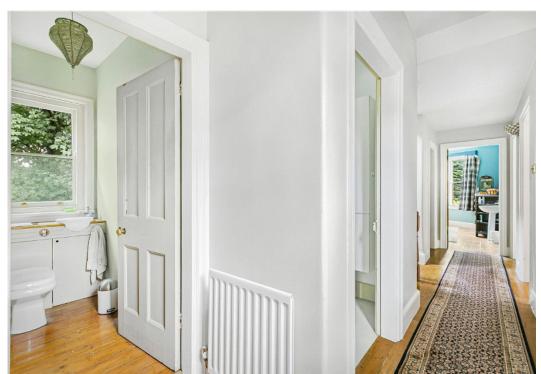
















TOTAL FLOOR AREA: 2682 sq.ft.(248.8 sq.m)approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is 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.