



4 bedrooms



1 bathroom



2 receptions



Mature Garden



Large Driveway



EPC Band D

Freehold

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

Local Authority:
North Hertfordshire District Council



Unique family home on large plot with outbuildings. Central Hitchin location, short walk to town centre, station, and excellent schools. Potential to extend (STPP).

Description

Built circa 1929, this rarely available family home presents a unique opportunity to enhance and extend (STPP), with exceptional potential in both the main house and the substantial Victorian outbuilding, once a stable. Offering around 1,000 sq ft of space over two floors, the outbuilding is ripe for conversion, subject to permissions. Noteworthy for its generous plot in the heart of Hitchin, a short walk from the town centre, station, and schools. Accommodation includes an entrance hall leading to a spacious living room with sliding doors to the rear garden, a separate dining room connecting to the kitchen/breakfast room with pantry and cloakroom, and a garden room with electricity. Upstairs are four bedrooms, two generous doubles, a family bathroom, and separate WC. The front garden features a lawn with established plants, a driveway with off-road parking, extending to the outbuilding. The rear garden is mainly lawned with mature planting. The large brick-built outbuilding/garage with power, lighting, and versatile layout holds many possibilities. Also includes a wooden shed/workshop. This is a rare chance to secure a charming home with future potential in a highly sought-after location.

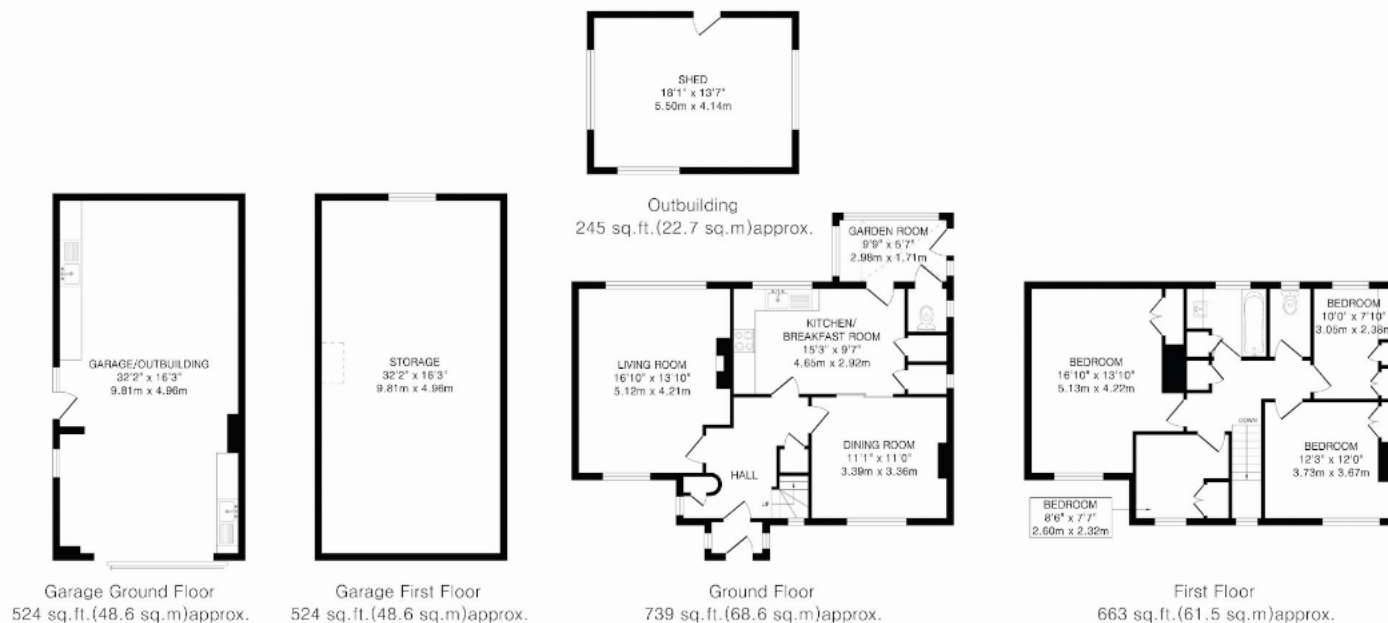
Location

Whinbush Road is a coveted address, a short walk from Hitchin's town centre, mainline station, amenities, and lies within the catchment for excellent schools.









TOTAL FLOOR AREA: 2695 sq.ft. (250.0 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.

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