

3 Bedroom Semi Detached House £800,000 – Freehold

Lancaster Road | Hitchin| SG5 1PD

FINE & COUNTRY



Step inside

Lancaster Road

This charming three bedroom semi detached Victorian home offers beautifully proportioned accommodation arranged over two floors, combining period character with modern practical family living.

The property is entered via a welcoming hallway leading to a bright and spacious reception room, featuring an attractive original style fireplace that serves as a focal point of the room, this space also benefits from a bay window and original wood flooring. To the rear, the generous dining room also benefits from a feature fireplace as well as a view through to the garden creating an ideal space for both everyday living and entertaining.

Beyond the dining room, you are welcomed through to the fitted kitchen which provides ample storage and workspace, with access through to a useful utility room. A ground-floor bathroom is located at the rear of the property, adding further convenience.

On the first floor, the accommodation comprises three well-proportioned bedrooms, each retaining character through feature fireplaces. The principal bedroom is a particularly generous double room, while bedrooms two and three enjoy pleasant views over the rear garden, creating a peaceful outlook. A family shower room completes the first floor accommodation.

The property extends to approximately 98 sq. metres (1,055 sq. ft.) and retains many of the proportions and character expected of a Victorian home, making it an excellent opportunity for families and those seeking period charm with versatile living space.



About the area

Lancaster Road

Lancaster Road is a highly regarded residential address situated within easy reach of Hitchin's vibrant town centre, making it an ideal location for families, professionals and commuters alike.

Hitchin is a historic and thriving market town renowned for its attractive architecture, independent boutiques, cafés, restaurants and regular markets. The town centre is within comfortable walking distance, offering a wide range of everyday amenities, leisure facilities and popular social venues. The property is particularly well placed for education, with a number of highly regarded schools nearby, including Hitchin Boys' School, Hitchin Girls' School, The Priory School, Wilshere-Dacre Junior Academy and Strathmore Infant and Nursery School. Several of these schools are within walking distance, making the area especially attractive to families.

For commuters, Hitchin railway station is approximately 0.6 miles away and provides fast and frequent services to London King's Cross, St Pancras International, Cambridge and Peterborough, with London journeys typically taking around 30-35 minutes. Road connections are excellent, with easy access to the A505, A600 and A602, while the A1(M) is just a short drive away, providing convenient links to London, the M25 and the wider motorway network.

























Step outside

Lancaster Road

To the front, the property is set behind a gated courtyard style garden, enclosed by an attractive mature privacy hedge which creates a welcoming and secluded approach. The charming frontage complements the character of the house and provides an appealing first impression.

The rear garden is a particular highlight feature of the property, having been beautifully landscaped and exceptionally well maintained with convenient side access. Immediately adjoining the house is a generous paved terrace which leads down the side of the kitchen space before opening out in to the main garden, ideal for outdoor dining and entertaining, surrounded by an abundance of mature shrubs, ornamental planting and established hedging which provide excellent privacy and year-round interest.

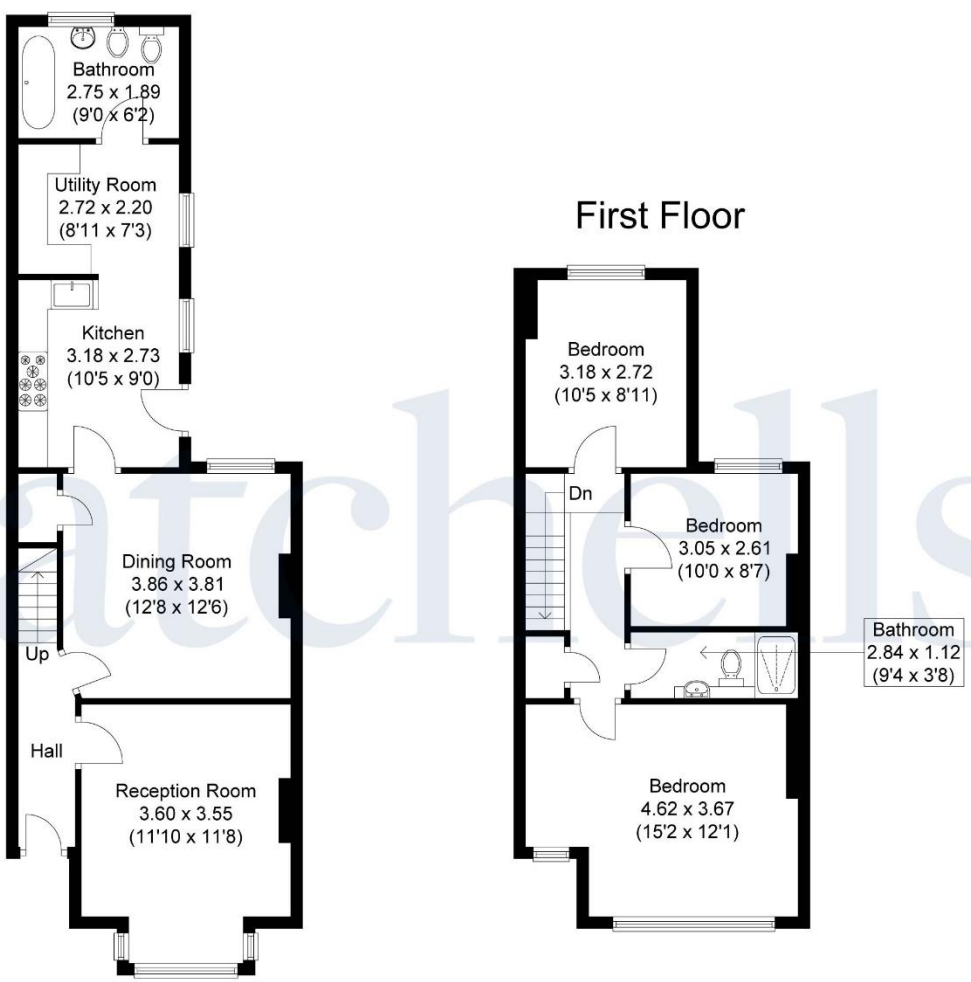
Beyond the terrace, the garden opens onto a well-kept lawn bordered by deep, colourful flower beds, mature specimen trees and established planting. The garden extends considerably further than first apparent, leading to an additional secluded garden area with a further lawn, a delightful coffee seating space, fern planted borders and mature hedging as well as a charming summer house giving seclusion and a tranquil space for work or relaxation.

A substantial garden shed, providing excellent storage and versatility can be found at the rear. Overall, the grounds offer an exceptional combination of entertaining space, established planting and peaceful areas for relaxation, creating a wonderful private garden retreat.









Satchells

Total area: approx. 98.0 sq. metres (1054.86 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The Property Ombudsman

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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