



Lindsay Avenue

Hitchin,
Hertfordshire, SG4 9JA
Guide Price £825,000

country
properties

Situated within the highly sought-after SG4 9 postcode area, this deceptively spacious impressive three to five bedroom semi-detached family home occupies a plot of approximately 0.17 acres, offering generous accommodation, excellent parking facilities, and superb potential for modern family living.

The property features two well proportioned reception rooms, with an additional two rooms which can be used as reception rooms or bedrooms, providing versatile living space, as well as a large fitted kitchen/diner.

Upstairs, there are three bedrooms, with the principal bedroom benefitting from its own en-suite and bedroom two with loft space, providing ample accommodation for growing families, alongside family bathroom facilities.

Externally, the property enjoys attractive front and rear gardens, creating excellent outdoor space for relaxation, recreation, and entertaining. The rear garden backs on to the Oakfield play area which is a lovely green space. A particular benefit is the extensive parking provision, including a driveway, car port, and garage, catering comfortably for multiple vehicles and additional storage requirements.

Lindsay Avenue is widely regarded as one of Hitchin's most desirable residential locations, ideally positioned for access to highly regarded schools, local amenities, commuter links, and the historic town centre.

A rare opportunity to acquire a substantial family home in one of Hitchin's most sought-after residential areas with scope for enhancement or extension, subject to the necessary permissions. Early viewing is highly recommended.

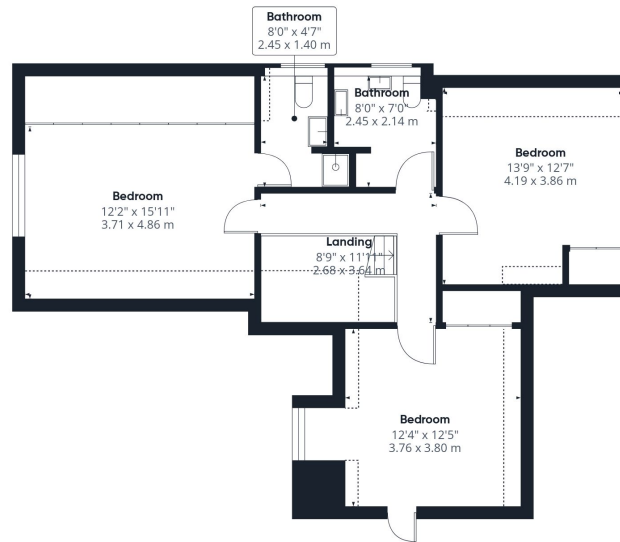
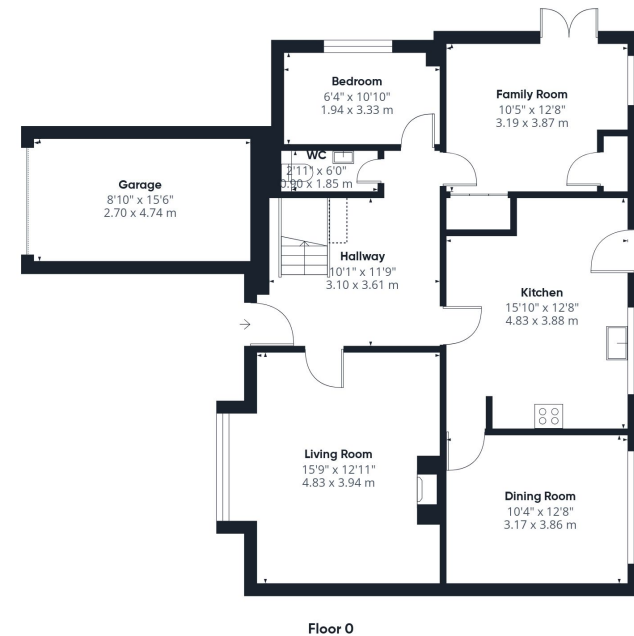
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- 3-5 bedroom semi-detached family home
- Generous plot of approximately 0.17 acres
- Two reception rooms
- Fitted kitchen
- Front and rear gardens
- Garage, car port and driveway parking
- Excellent potential for further enhancement (STPP)
- Highly desirable SG4 9 postcode location
- Close to excellent schools, amenities and transport links
- 1.0 mile 24 mins walk to Hitchin town centre (as per Google Maps)
- 1.3 miles, 26 min walk to Hitchin train station (as per Google Maps)
- NO ONWARD CHAIN









Approximate total area⁽¹⁾

1797 ft²

166.7 m²

Reduced headroom

89 ft²

8.2 m²

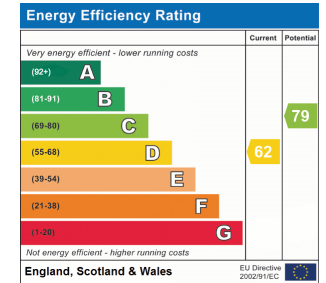
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents 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 and 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

Viewing by appointment only

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