



Tilehouse Street

Hitchin,
Hertfordshire, SG5 2DU
Guide Price £800,000

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Elegant Grade II Listed Townhouse with One Bedroom Annexe in the Heart of Historic Hitchin.

Occupying a prominent position on the iconic Tilehouse Street, one of Hitchin's most sought after and historic addresses, this exceptional Grade II listed townhouse seamlessly blends period character with versatile modern living.

Arranged over four floors, the property offers beautifully proportioned accommodation, retaining a wealth of charm and original features. The entrance hall features a wonderful, exposed brick wall with characterful beams leading to a welcoming living room and separate fitted kitchen. The utility is located in the basement and benefits from a range of fitted wall and base units and space and plumbing for a washing machine.

The four bedrooms are arranged over the first and second floors with the top floor enjoying a stylish 'Jack and Jill' en-suite between the two bedrooms. There is also a family bathroom located on the first floor.

A particular highlight is the self contained one bedroom annexe, offering superb versatility for multi-generational living, guest accommodation, a home office, or potential rental income, subject to any necessary consents.

To the rear, a delightful courtyard garden provides a private and low maintenance outdoor retreat, perfect for al fresco dining and entertaining.

Situated just moments from Hitchin's vibrant town centre, residents can enjoy an excellent selection of independent boutiques, cafés, restaurants, and amenities.

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.

- Exceptional Grade II listed townhouse
- Prestigious location on historic Tilehouse Street
- Four spacious bedrooms
- Three bathrooms
- Self-contained one-bedroom annexe
- Charming courtyard garden
- 1 mile, 23 mins walk to Hitchin railway station (as per Google maps)







Approximate Gross Internal Area
 Basement = 18.1 sq m / 195 sq ft
 Ground Floor = 65.0 sq m / 700 sq ft
 First Floor = 51.6 sq m / 555 sq ft
 Second Floor = 40.0 sq m / 430 sq ft
 Total = 174.7 sq m / 1,880 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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