



Hitchin Hill Path

Hitchin,
Hertfordshire, SG4 9EU
Guide Price £750,000

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Tucked away along a peaceful footpath close by Hitchin's thriving town centre, this charming Grade II Listed townhouse beautifully combines character features with stylish modern living. Arranged over four floors, the property offers versatile accommodation, making it an ideal family home in a highly sought-after central location.

The ground floor comprises a welcoming living room, a contemporary fitted kitchen and a separate dining room, creating excellent spaces for both everyday living and entertaining. Stairs descend to a useful basement level, currently arranged as a generous family room, providing additional flexible living space.

The first floor offers two well-proportioned bedrooms together with a modern family bathroom and separate shower room. Occupying the second floor are two further substantial double bedrooms, complemented by useful storage space.

Externally, the property enjoys a delightful enclosed southerly-facing garden to the front, providing a private outdoor retreat. Further benefits include a single garage situated within a nearby block.

Rarely available and full of charm, this attractive period home enjoys a superb setting close to Hitchin's excellent range of shops, restaurants, cafés and mainline railway station, making it an exceptional opportunity for buyers seeking character, convenience and versatile family accommodation.

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.

- Four bedrooms
- Late Georgian townhouse
- Grade II Listed – Built in 1834
- Versatile accommodation throughout
- Two bathrooms
- Enclosed garden to the front
- 1.2 miles, 27 min walk to Hitchin train station (as per Google Maps)
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Basement = 15.7 sq m / 169 sq ft
 Ground Floor = 40.3 sq m / 434 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Second Floor = 28.3 sq m / 305 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Total = 134.9 sq m / 1,453 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.

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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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