



3 Bedrooms



1 Bath/Shower Room + WC



2 Reception Rooms



Garage and Driveway



Private Garden



EPC Band D

Council Tax
Band D
£2,302.65 2025/26

Local Authority
North Hertfordshire District
Council

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St Johns Road, Hitchin, SG4 9JP
Offers in excess of £650,000 Freehold

St Johns Road, Hitchin, SG4

An immaculately presented 1930s semi-detached family home, ideally located in central Hitchin's sought-after SG4 9 postcode. Within walking distance of the town centre, mainline station, and in catchment for some of the area's best schools.

- 🏡 CHAIN FREE
- 🏡 Beautifully landscaped rear garden
- 🏡 Contemporary open plan accommodation
- 🏡 Outbuilding with power and electricity
- 🏡 Immaculately maintained 1930s family home
- 🏡 Driveway and garage providing off-road parking
- 🏡 Excellent school catchment

Description

This beautifully maintained family home offers stylish and contemporary open-plan living, thoughtfully cared for by the current owners. The ground floor features a welcoming entrance hall with a convenient downstairs cloakroom. At the heart of the home is a modern open-plan kitchen with a range of wall and base units, flowing into the dining area with a door that open onto the rear patio. Just off this space is a generous sitting room, complete with a bay window to the front. There is also internal access to the garage, which offers potential for conversion (subject to the necessary permissions), adding flexibility to the layout. Upstairs, the property offers three bedrooms, two spacious doubles and a single, all served by a stunning four-piece family bathroom. Outside, the front of the home benefits from a shingled driveway providing off-road parking for two vehicles, leading to the single garage. The rear garden has been beautifully landscaped, with a large patio area, a well-kept lawn, and a variety of mature shrubs and trees. An outbuilding with power and lighting offers an ideal space for a home office or studio. With further potential to extend (subject to the usual permissions), this is a fantastic opportunity to create additional space in a highly desirable part of town.

Location

St. Johns Road is a well-regarded and sought-after address within Hitchin's desirable SG4 9 postcode. Favoured for its central location, it offers easy walking access to the vibrant town centre, mainline station, and is within catchment for some of the area's most highly regarded schools. The road itself features an appealing mix of architectural styles, ranging from charming period homes to more contemporary designs, contributing to its unique and attractive character.

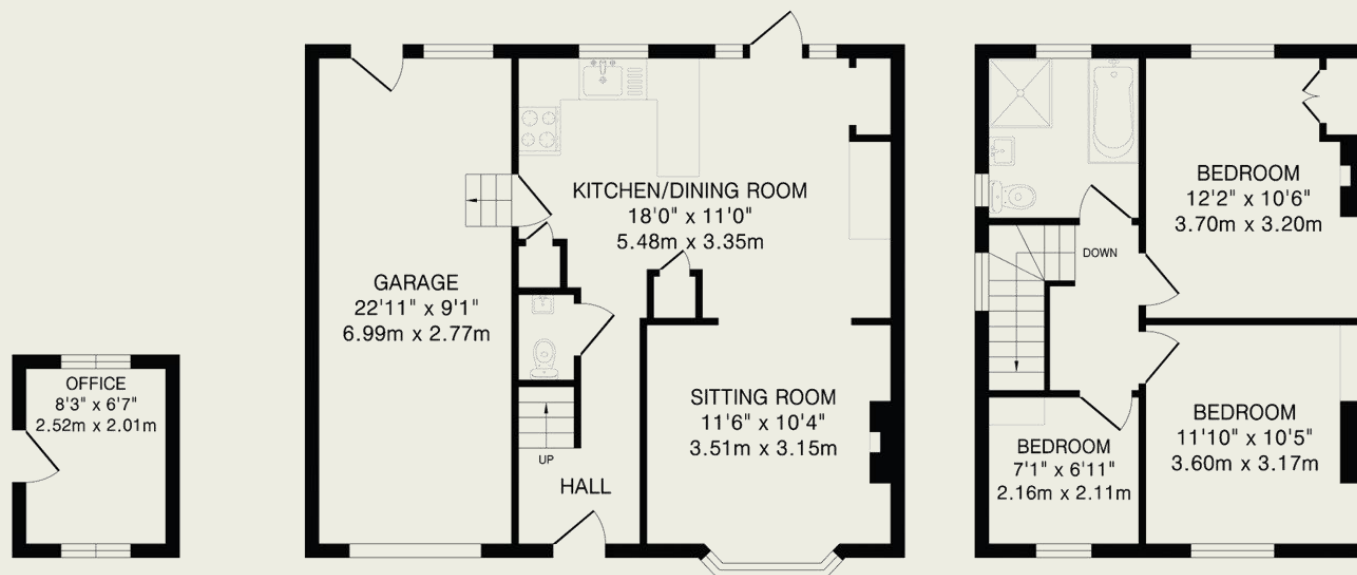




Important Information

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Outbuilding
 55 sq.ft.(5.0 sq.m)approx.

Ground Floor
 624 sq.ft.(57.9 sq.m)approx.

First Floor
 403 sq.ft.(37.4 sq.m)approx.

TOTAL FLOOR AREA: 1082 sq.ft.(100.3 sq.m)approx.
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 and position of each element are approximate and must be viewed
 as such.