



2 Bedrooms



1 Bath/Shower Room + WC



2 Reception Rooms



Garage



Private Garden



EPC Band TBC

Council Tax

Band C

- £2,046.81 2025/26

Local Authority

North Hertfordshire District
Council



Orehard Road, Hitchin, SG4
Guide Price £365,000.00 Freehold

Orchard Road, Hitchin, SG4

A Victorian two-bedroom terraced home requiring modernisation, offering great potential to extend or convert (STPP). Ideally located on a popular residential road, close to the mainline station, parks, and local amenities.

- 🏡 Attractive terraced family home
- 🏡 Retains a range of charming, characterful features
- 🏡 Excellent potential to extend and enhance (subject to planning permission)
- 🏡 Two well-proportioned bedrooms with an upstairs family bathroom
- 🏡 Garage and driveway to the rear, offering off-road parking
- 🏡 Situated on a desirable and well-regarded residential road
- 🏡 Conveniently located within walking distance of the mainline station, local parks, and amenities

Description

This charming Victorian home offers excellent potential to improve and extend (subject to the relevant permissions) while retaining many original features. The ground floor includes a spacious sitting room with an open fireplace, which flows into a formal dining room and then into the kitchen, with access to a pantry and a door leading to the rear garden. Upstairs, there are two double bedrooms and a family bathroom. Outside, the front garden features shingle and a quarry-tiled path to the front door. The rear garden, in need of some care, is filled with established plants, shrubs, and trees, with an outside toilet and garden store. At the rear, there's a garage and driveway providing off-road parking, accessed via St Faiths Close.

Location

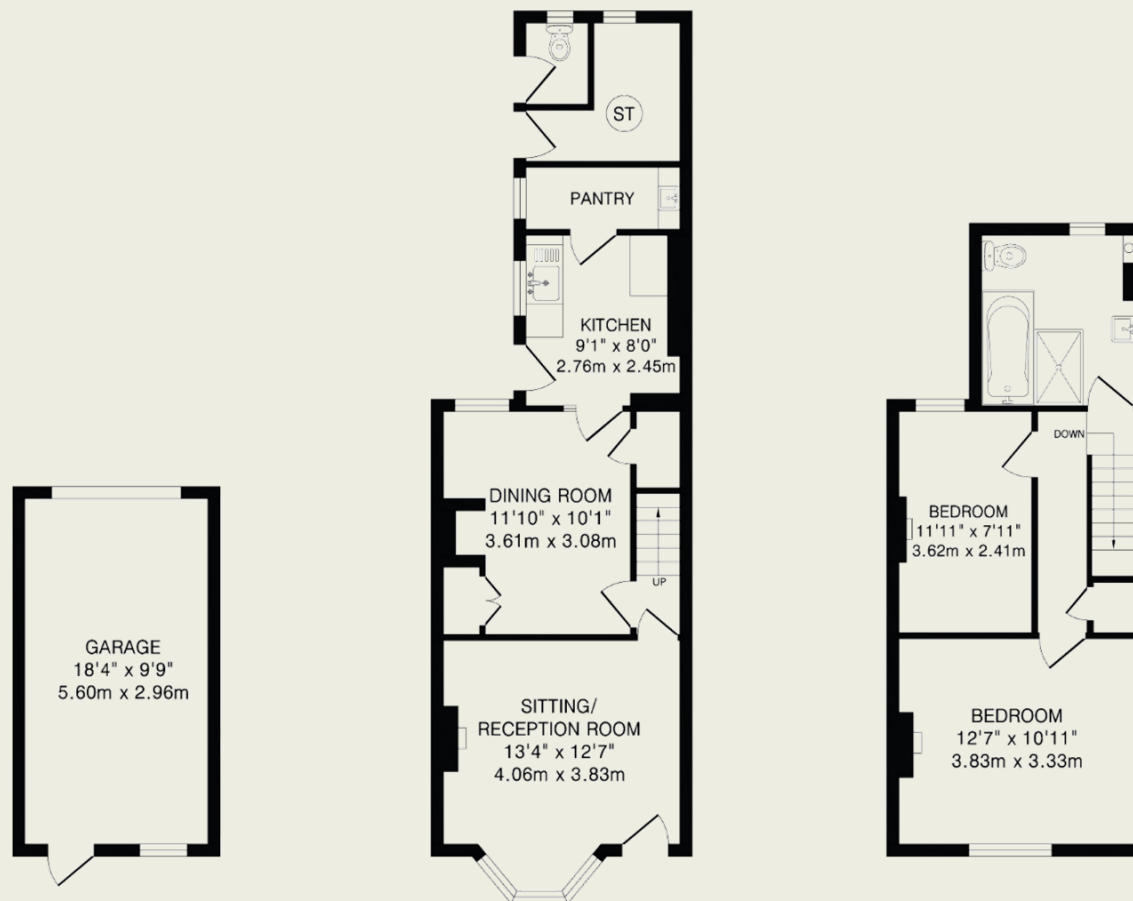
Orchard Road in Hitchin is a family-friendly area predominantly characterised by charming period properties. Its high desirability is attributed to its convenient access to local schools, a mainline train station, and essential amenities. Additionally, the nearby Walsworth Common offers a variety of playground facilities, with the scenic River Purwell flowing through it.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Garage

178 sq.ft.(16.5 sq.m)approx.

Ground Floor

469 sq.ft.(43.5 sq.m)approx.

First Floor

366 sq.ft.(33.9 sq.m)approx.

TOTAL FLOOR AREA: 1013 sq.ft.(93.9 sq.m)approx.

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