



Because property is personal with...

Whitehill Road, Hitchin

# BELVOIR!



**Guide price** £625,000



## Key Features

- Chain free
- Sought after central location
- Fantastic project opportunity
- Lots of potential
- Detached family home
- Garage and driveway
- Local well-regarded schooling
- EPC rating - E
- Freehold





Standing on one of Hitchin's more popular roads, this chain free four-bedroom detached house presents an exciting opportunity for those seeking a family home with immense potential. This property is perfect for buyers looking to create their dream residence, as it offers ample scope for extension, loft conversion, and garage transformation.

The house boasts an integral garage, providing convenient access and additional storage options. The generous driveway and garden frontage enhance the property's appeal, offering plenty of space for parking and outdoor activities.

Situated in a sought-after location, this home is within the catchment area of several popular schools, making it an ideal choice for families. Furthermore, the property is within walking distance of Hitchin town centre, where you can enjoy a variety of shops, cafes, and amenities. For commuters, the train station is conveniently located under a mile away, providing easy access to London and beyond.

This property is not just a house; it is a canvas waiting for your personal touch. With its prime location and potential for development, it is a rare find in today's market. Don't miss the chance to transform this house into your perfect family home.

## GROUND FLOOR

### Entrance

Via uPVC glazed front door into:

### Enclosed Porch

uPVC double glazed window to side aspect. Original obscure glazed door into:

### Hallway

Stairs rising to first floor. Doors to lounge, kitchen and WC. Radiator.

### WC

uPVC obscure double glazed window to side aspect. Suite comprising low level flush WC and wall mounted hand wash basin.

### Kitchen 3.85m x 2.50m (12'7" x 8'2")

uPVC double glazed window to rear aspect and glazed wooden door to side access. Fitted with a range of base and wall mounted cabinets. Stainless steel single bowl sink and drainer with chrome taps. Space for free-standing cooker. Space for fridge freezer. Space and plumbing for washing machine. Floor standing gas central heating boiler. Door to:

### Dining Room 3.60m x 2.50m (11'10" x 8'2")

uPVC double glazed window to rear aspect and door to garden. Sliding double doors to lounge. Radiator.

### Lounge 4.70m x 3.60m (15'5" x 11'10")

uPVC double glazed window to front aspect. Fireplace. Radiator.

## FIRST FLOOR

### Landing

uPVC double glazed window to side aspect. Hatch providing access to loft space. Doors to all rooms.

### Bedroom One 3.80m x 3.60m (12'6" x 11'10")

uPVC double glazed window to front aspect. Radiator.

### Bedroom Two 3.85m x 2.85m (12'7" x 9'5")

uPVC double glazed window to front aspect. Radiator.

### Bedroom Three 3.55m x 2.95m (11'7" x 9'8")

(Measurements excluding door recess) uPVC double glazed window to rear aspect. Radiator.

### Bedroom Four 2.60m x 2.60m (8'6" x 8'6")

uPVC double glazed window to rear aspect. Airing cupboard housing hot water cylinder. Radiator.







## Bathroom

uPVC obscure double glazed window to rear aspect. Suite comprising panel enclosed bath with chrome taps and separate wall mounted thermostatic shower, pedestal mounted hand wash basin and low level flush WC.

## EXTERIOR

### Front Garden

Mainly laid to lawn with a variety of established shrub borders. Gated side access.

### Driveway

Driveway providing off street parking for a couple of vehicles and leading to garage.

### Garage 6.05m x 2.55m (19'10" x 8'5")

Single integral garage with up & over door, power and lighting. uPVC double glazed window to side aspect and courtesy door to side access.

### Rear Garden

Fence enclosed. Mature lawns. Paved seating area. Timber shed and greenhouse to remain. Integral store cupboard (under stairs). Gated side access.

## PROPERTY INFORMATION

Council Tax - Band E

EPC Rating - E



## DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



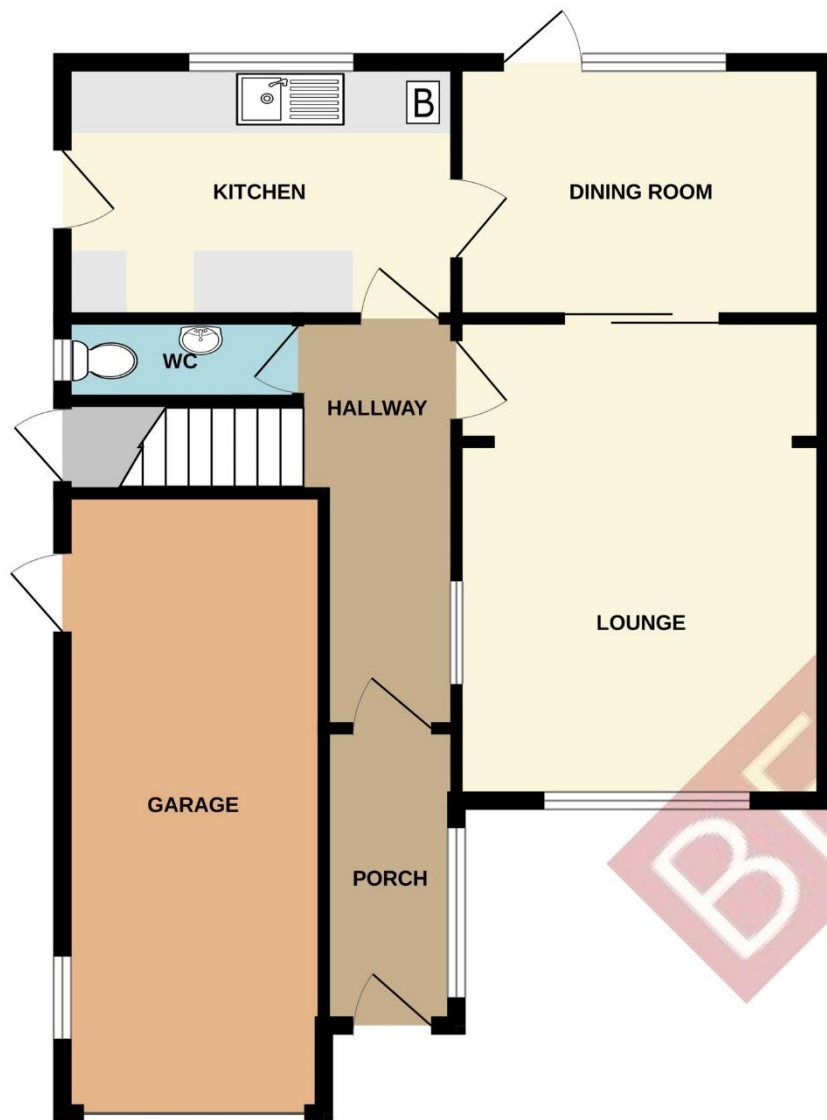








GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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