



6 Hitchin Hill Path,

Hitchin, Hertfordshire, SG4 9EU

Gavin Mills

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6 Hitchin Hill Path

Guide Price £750,000

A beautifully presented four-bedroom, double fronted, Georgian townhouse, situated in a quiet, tucked-away spot, yet conveniently located within a short walking distance of Hitchin Town Centre.

Dating back to 1834 and Grade II listed, this charming home has been vastly improved by the present owners, whilst retaining a wealth of period features throughout and offers versatile accommodation set across four floors.

Reception rooms

A stained-glass front door opens to the entrance/dining room, which has a variety of built-in storage and bookshelves. Stairs lead down to the converted cellar, currently utilised as a playroom.

Stripped floorboards in the entrance continue through to the snug/family room, which has a feature fireplace with an inset woodburning stove set on a stone hearth.

The kitchen, refitted in 2020, comprises a range of fitted wall and base level units with quartz worktops over and an inset one-and-a-half bowl sink and drainer. Fitted appliances include a five-ring gas hob, a double oven with integrated microwave, a washer/dryer and a dishwasher. Space is available for a fridge/freezer.

Bedrooms/bathrooms

To the first floor, there are both a family bathroom, refitted in 2021 and a separate shower room, along with bedrooms three and four.

The principal bedroom, which has built-in wardrobes, and bedroom two are situated on the second floor.

Outside

A gated front garden, accessed via Hitchin Hill Path, is laid to lawn and paved patio seating, along with a pathway to the front door. The gardens are enclosed by a variety of mature hedges and raised flower and shrub beds.

There is a further pathway to the rear of the property which accesses Butchers Lane.

The property further benefits from a single garage, located in a block, situated a short distance from the property, just off Stevenage Road

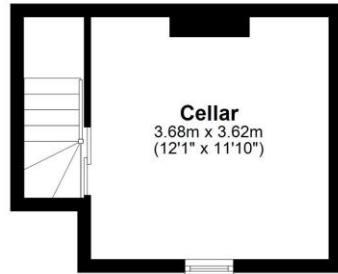
On-street parking is available on nearby London Road.



Call Gavin Mills to arrange a viewing on **07971 807 341**

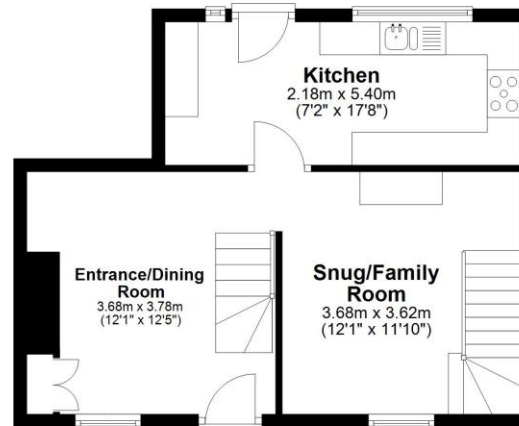
Basement

Approx. 13.3 sq. metres (143.3 sq. feet)



Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



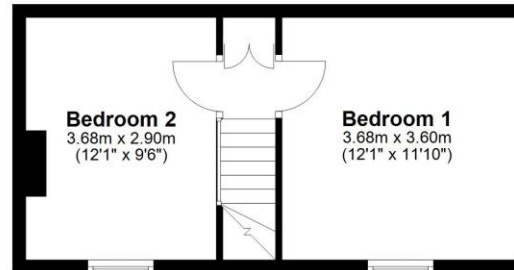
First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.2 sq. feet)



Total area: approx. 120.7 sq. metres (1299.3 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.