



3 Bedrooms



1 Bath/Shower Room + WC



2 Reception Rooms



Street Parking



Private Garden



EPC Band C

Council Tax

Band C

- £1,952.68 24/25

Local Authority

North Herts District Council

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Balmoral Road, Hitchin, SG5
Asking Price £600,000.00 Freehold

Balmoral Road, Hitchin, SG5

A wonderful example of a truly stunning and immaculately appointed Victorian semi-detached family home that has been cleverly extended and stylishly renovated in a highly desirable road which is walking distance to the mainline station, town centre and is within catchment to some of Hitchin's best schools.

Description

This exceptional Victorian semi-detached home is a perfect blend of historical charm and modern design, having been thoughtfully extended and meticulously renovated. Located conveniently close to the mainline station, town centre, and schools for all age groups, it appeals significantly to families seeking both comfort and convenience.

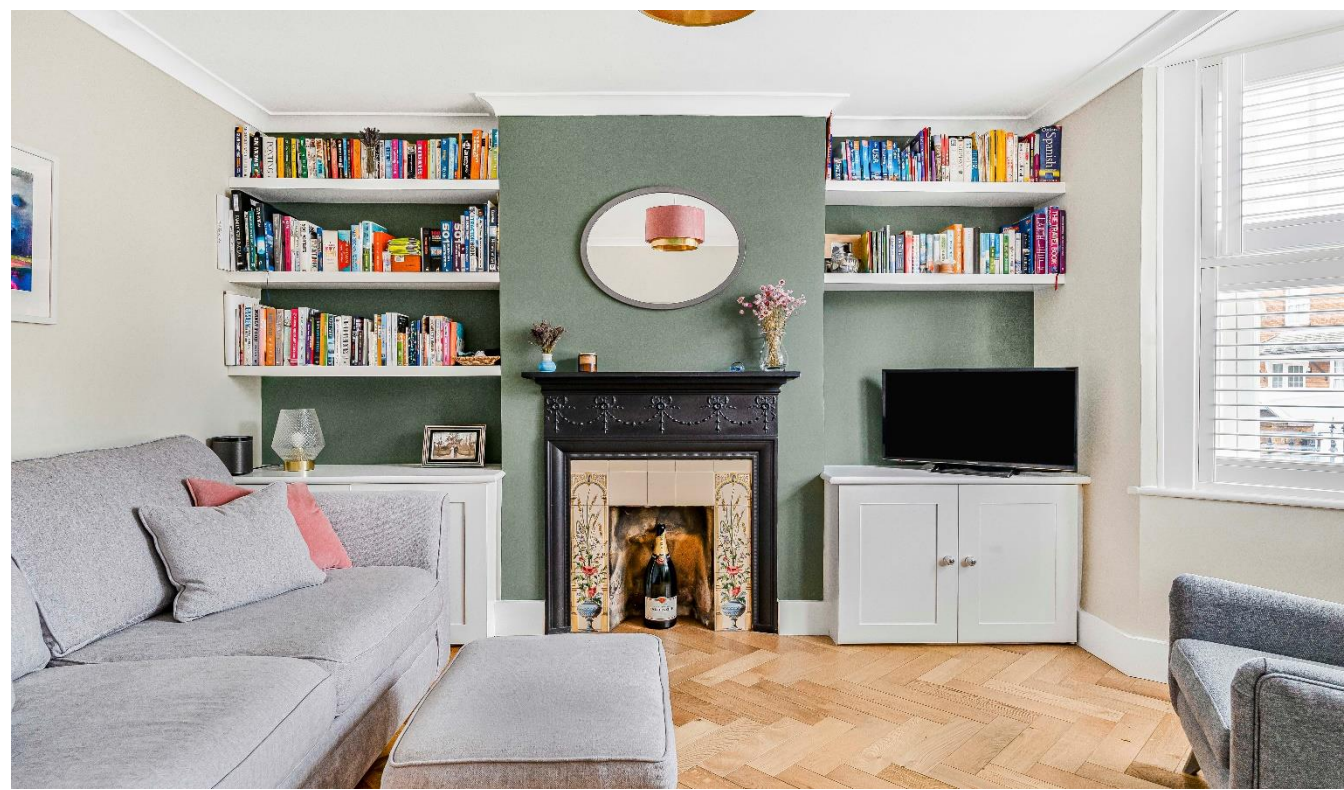
The house retains its Victorian elegance while incorporating contemporary finishes throughout. The ground features a formal living room with a beautiful fireplace, bespoke cabinetry, and a bay window. Additionally, there's a handy downstairs cloakroom. The centrepiece of this home is the impressive approx. 29-foot open-plan kitchen/dining/family room, complete with a partly vaulted ceiling and floor-to-ceiling bi-folding doors that not only enhance the space with natural light but also offer direct access to the patio and garden, encouraging an indoor-outdoor lifestyle.

The upper floor houses three generous bedrooms alongside a modern bathroom equipped with a vaulted ceiling.

Externally, the property presents a low-maintenance shingle front garden and a quarry tiled pathway leading to the entrance. The rear garden features two sizable patio areas and a mainly lawned space with various plants, shrubs and trees. A notable addition is the garden-based home office/studio, which is well equipped with power, lighting, and Wi-Fi, making it an ideal workspace. This area also includes separate storage facilities, enhancing practicality.

Location

Balmoral Road is a prestigious and highly coveted residential area known for its diverse array of housing styles, primarily showcasing Victorian and 1930s architecture. Its popularity stems from its excellent location, offering residents close proximity to the mainline station and town centre. Additionally, Balmoral Road lies within the catchment area of some of Hitchin's top-rated schools.



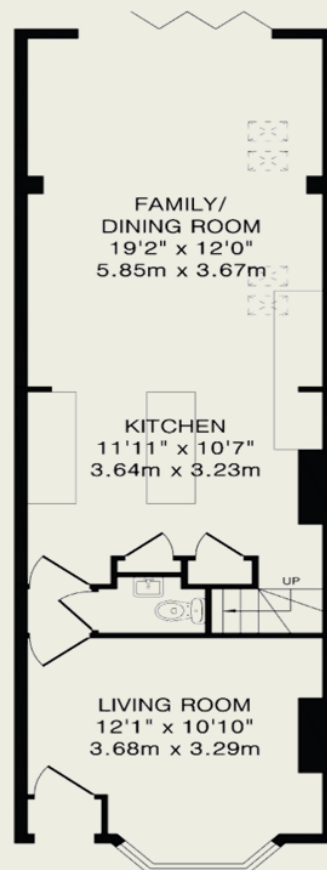


Important Information

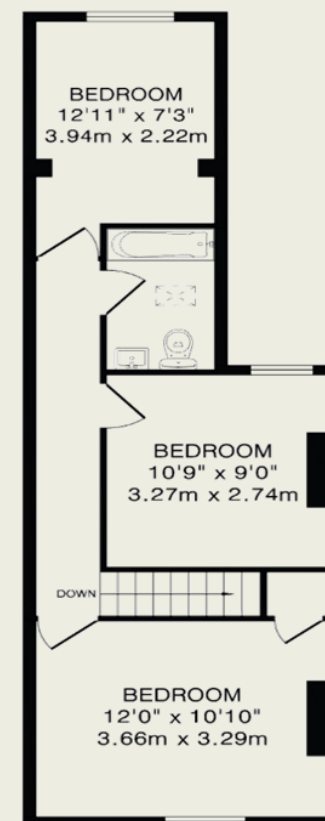
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Outbuilding
110 sq.ft.(10.2 sq.m)approx.



Ground Floor
536 sq.ft.(49.7 sq.m)approx.



First Floor
435 sq.ft.(40.3 sq.m)approx.

TOTAL FLOOR AREA: 1081 sq.ft.(100.2 sq.m)approx.
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and position of each element are approximate and must be viewed
as such.