



5 Bedrooms



2 Bath/Shower Room + WC



2 Reception Rooms



Off-Street Parking



Private Garden



EPC Band D

Council Tax
Band C - £1,952.68 24/25

Local Authority
North Herts District Council



High Dane, Hitchin, SG4
Guide Price £700,000.00 Freehold

High Dane, Hitchin, SG4

This stylish family home offers an impressive open-plan kitchen/dining/breakfast room, a cosy living room, five bedrooms, and modern bathrooms. Outside features include off-road parking, a landscaped garden with a patio, decking, pergola, bar, and summer house.

- Impressive open plan Kitchen/dining/breakfast/family room
- Landscaped gardens with patio and decked areas
- Separate living room with wood burning stove
- Walking distance to the mainline station
- Beautifully finished with contemporary fittings
- Close to local amenities and schools
- Downstairs shower room and w.c.

Description

This beautifully finished and appealing family home offers spacious, modern, open-plan living designed for both comfort and style. The ground floor features an inviting entrance hall leading to an impressive open-plan family room, seamlessly flowing into a stunning kitchen/dining area. This space includes a breakfast island, skylights, and Crittall-style double doors that open onto the rear patio, creating a bright and airy atmosphere. Additionally, there is a downstairs shower room with a W.C. and a separate, cosy living room complete with a wood-burning stove.

On the first floor, you'll find four bedrooms, one is currently being utilised as a dressing room, along with a contemporary family bathroom. A spiral staircase leads to the second floor, where a guest suite with its own W.C. awaits.

The exterior of the property is equally impressive. At the front, a driveway provides convenient off-road parking. The rear garden is predominantly laid to lawn, complemented by a lovely patio area, a raised decked section with a pergola, a sheltered wooden bar, and a summer house, perfect for relaxing or entertaining.

Location

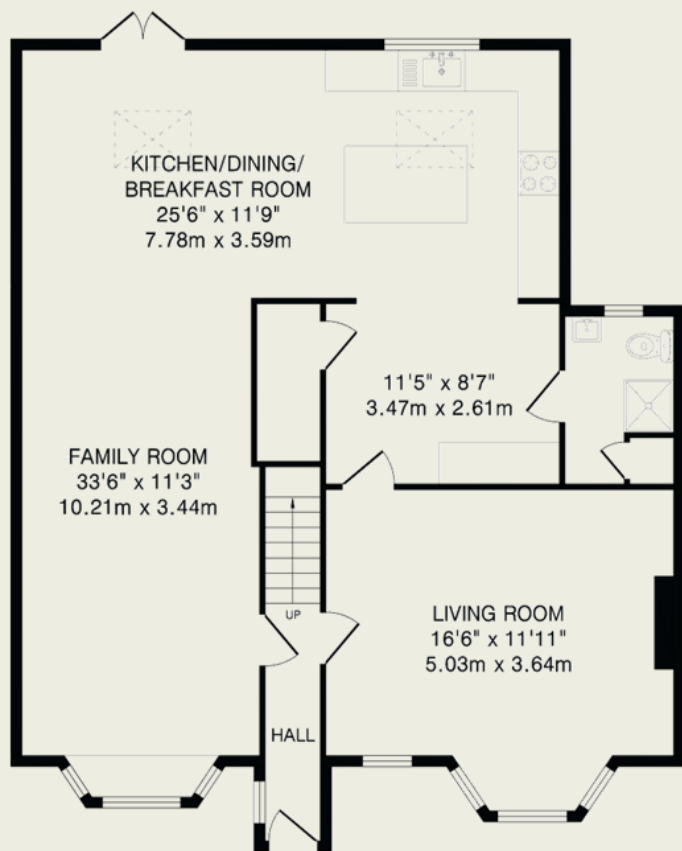
High Dane is conveniently located near local amenities, the mainline station, and sought-after Hitchin schools. It's also a short walk to Walsworth Common, offering green spaces, parks, and the River Purwell.



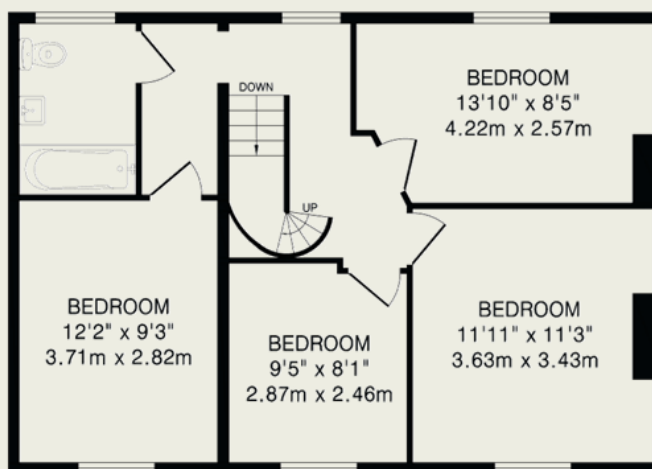


Important Information

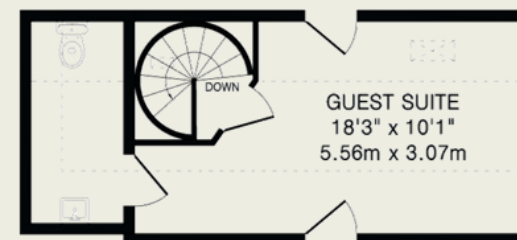
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Ground Floor
1006 sq.ft.(93.4 sq.m)approx.



First Floor
628 sq.ft.(58.3 sq.m)approx.



Second Floor
231 sq.ft.(21.4 sq.m)approx.

TOTAL FLOOR AREA: 1865 sq.ft.(173.1 sq.m)approx.

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