



4 Bedrooms



2 Bath/Shower Room



3 Reception Rooms



Off Street



Private Garden



EPC Band C

Council Tax

Band E  
- £2,684.93 24/25

Local Authority  
North Herts District Council



Highover Way, Hitchin, Hertfordshire, SG4  
Asking Price £675,000.00 Freehold



## Highover Way, Hitchin, Hertfordshire, SG4

This well-presented home offers generous and versatile living space in a popular area of Hitchin. Conveniently located close to the mainline station, local amenities, and within sought-after school catchment, it is ideal for families and commuters alike.

- 🏡 Four bedroom detached family home
- 🏡 Conservatory
- 🏡 Stunning open plan kitchen/dining room
- 🏡 Versatile accommodation
- 🏡 Annexe room with its own kitchen
- 🏡 Landscaped gardens
- 🏡 Generous living room

### Description

This beautifully presented detached family home has been thoughtfully extended, offering well-proportioned and flexible living space. The ground floor features a welcoming entrance hall with an adjoining shower room and W.C. A door leads to a separate annexe, providing excellent versatility with its own kitchen, high ceilings, and double doors opening onto the rear garden. The main living room is generously sized and benefits from a gas fireplace. At the rear, a modern open-plan kitchen/dining area flows seamlessly into the conservatory, creating an ideal space for entertaining and everyday family life. Upstairs, there are four well-sized bedrooms and a family bathroom. Outside, the front of the property offers a driveway for off-road parking and a shingle garden. The rear garden is mainly laid to lawn, with mature plants, shrubs, and trees. A spacious decked area with a pergola provides the perfect spot for outdoor relaxation.

### Location

Hitchin is renowned for its lively atmosphere created by its host of popular shops, restaurants, bars and leisure facilities. This is accompanied by convenient links into London, Cambridge and Peterborough via both direct rail link and the A1(m). The train station is approximately one mile from the property and Hitchin Market Place approximately 1.8 miles.

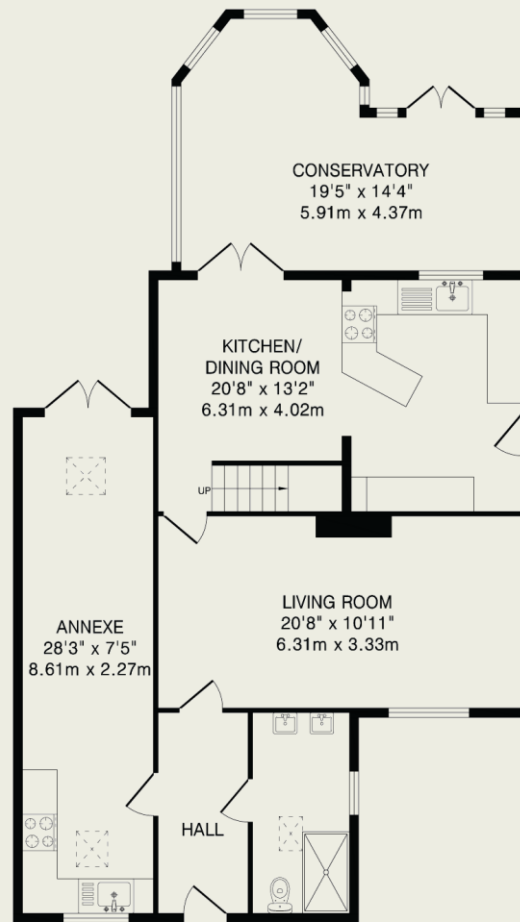




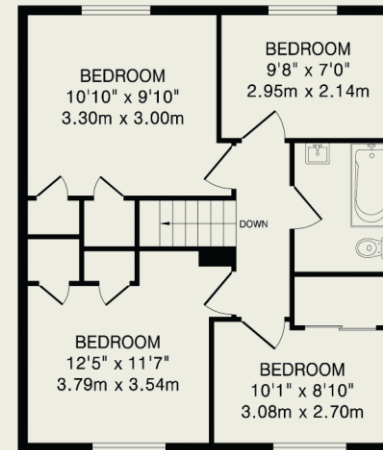


#### Important Information

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.



Ground Floor  
1076 sq.ft.(99.9 sq.m)approx.



First Floor  
505 sq.ft.(46.8 sq.m)approx.

TOTAL FLOOR AREA: 1581 sq.ft.(146.7 sq.m)approx.

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