

19 Chiltern Road

Hitchin, Hertfordshire, SG4 9PJ

Gavin Mills





19 Chiltern Road

Guide Price £1,450,000

A wonderful four bedroom, three bathroom, bay fronted period home, situated in one of Hitchin's most sought-after residential streets.

This charming late Victorian/Edwardian property, beautifully presented throughout, retains a wealth of character features including open fireplaces, sash windows and exposed floorboards. Located on Chiltern Road, the property is conveniently positioned within a short walking distance of the train station, Town Centre and highly regarded schools.

Ground Floor Accommodation

The spacious entrance hall, accessed via a lovely stained glass front door, leads to the sitting room which has a bay window to the front aspect, with fitted shutters. There are working, open fireplaces in both the sitting room and adjacent snug/family room.

The kitchen/dining room is positioned in the centre of the ground floor and has underfloor heating. To the rear of the kitchen, there is a separate utility room along with a WC/shower room. Added by the present vendors, the garden room has a fitted wood-burning stove and double doors opening out to the rear garden patio, covered by a pergola. There is a useful cellar, currently utilised as a study area.

First Floor Accommodation

All four bedrooms have feature fireplaces. The principal bedroom has a bay window, built-in wardrobes and access to a Jack & Jill shower room.

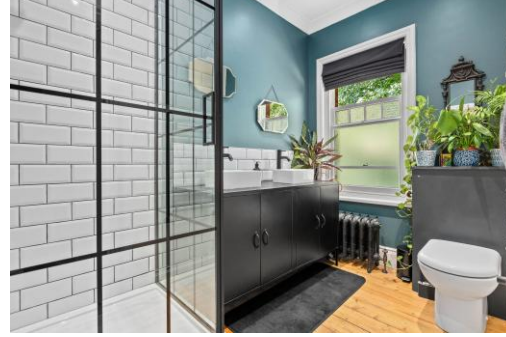
There are three further bedrooms and a family bathroom. Subject to relevant consent, further bedroom accommodation could be added by way of a loft conversion.

Outside/Gardens

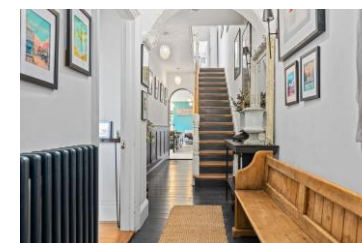
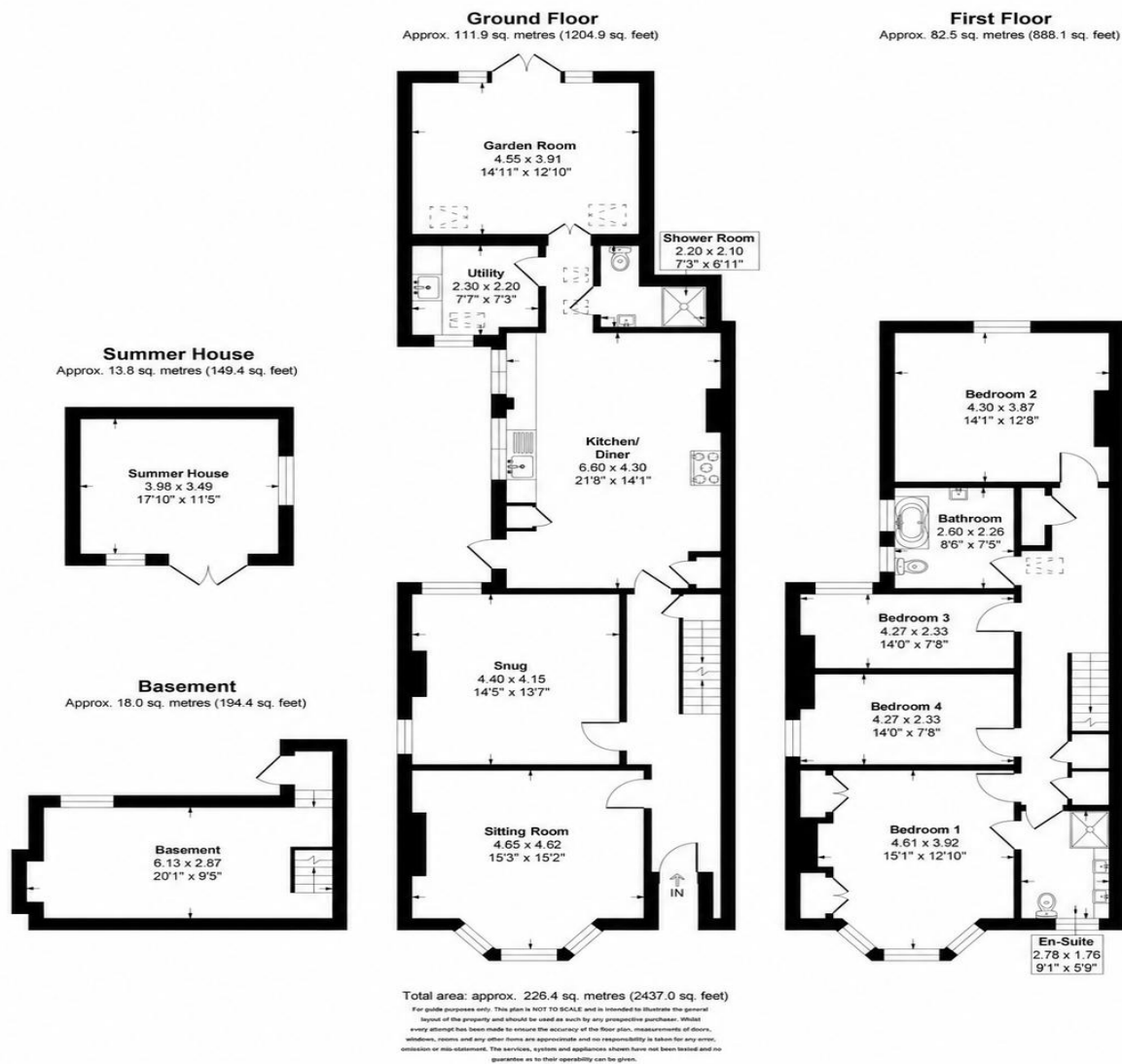
To the front of the property, there is a walled garden with mature flower and shrub beds along with gated side access. The landscaped rear gardens offer a variety of paved seating areas, bordered by a variety of mature trees, hedges and flower beds.

To the side of the property, there is a bike storage area and to the rear, a summerhouse with garden shed/stores.

On-street residential parking is available via permit-controlled bays.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		

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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.