



Aldergrove • 38 Grovelands Avenue • Hitchin • Hertfordshire • SG4 0QU

Guide Price £475,000

Charter Whyman

TOWN & VILLAGE HOMES



## ATTRACTIVE MODERN SEMI DELIGHTFUL SPLIT-LEVEL REAR GARDEN PLEASANT ELEVATED SETTING

### THE PROPERTY

This attractive modern semi offers well proportioned accommodation including entrance hall, wet room with shower and WC, kitchen/breakfast room, full width sitting/dining room with fireplace and conservatory on the ground floor. The first floor provides three good bedrooms, two with built-in wardrobes, and a family bathroom.

The house benefits from uPVC double-glazed windows and gas fired central heating.

### THE OUTSIDE

The house stands in a plot measuring approximately 98' by 30' (29.8m x 9.1m) overall. To the front there are raised herbaceous beds and a block-paved forecourt providing off-street parking.

The block paving continues as a driveway leading via double gates to the detached double-length garage, complete with inspection pit, to the rear. The split-level south facing rear garden is some 51' (15.75m) in length and laid to lawns with paved patio terrace, herbaceous borders and ornamental shrubs. Lean-to greenhouse at rear of garage.

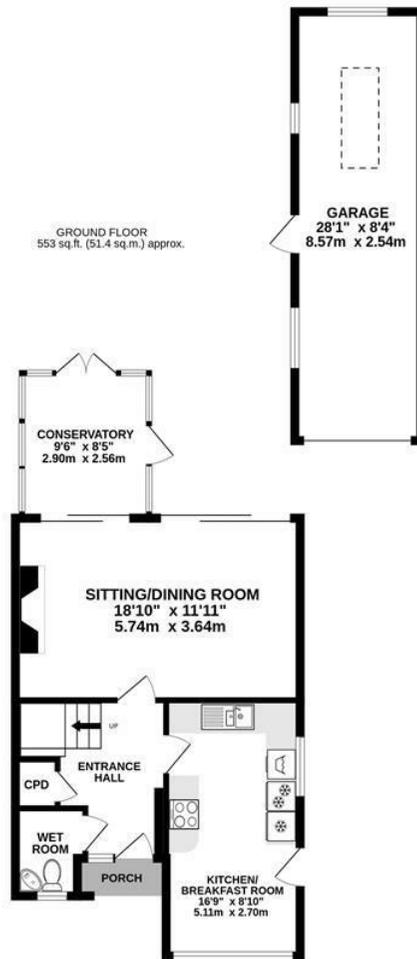
### THE LOCATION

The house is pleasantly situated in an elevated location with views over the rooftops to the countryside beyond. It lies on the eastern side of the popular north Hertfordshire market town of Hitchin, close to where it adjoins Letchworth Garden City. It is less than a mile from Hitchin mainline railway station and only a mile and a half from the town centre. Hitchin is on the East Coast mainline where it is joined by that from Cambridge and regular services run to London throughout the day. The fastest service to London King's Cross takes just 28 minutes. The swiftest service to Cambridge takes 35 minutes. Junction 8 on the A1 (M) is a 4.5 mile drive away and Junction 9 is just 3.1 miles.

The attractive and historic market town of Hitchin is often cited as one of the best places to live in the UK and provides a wide range of facilities including excellent shopping, schools, pubs and restaurants, theatre and other leisure and sports amenities and places of worship. The choice is widened still further by the adjoining towns of Letchworth Garden City and Baldock.





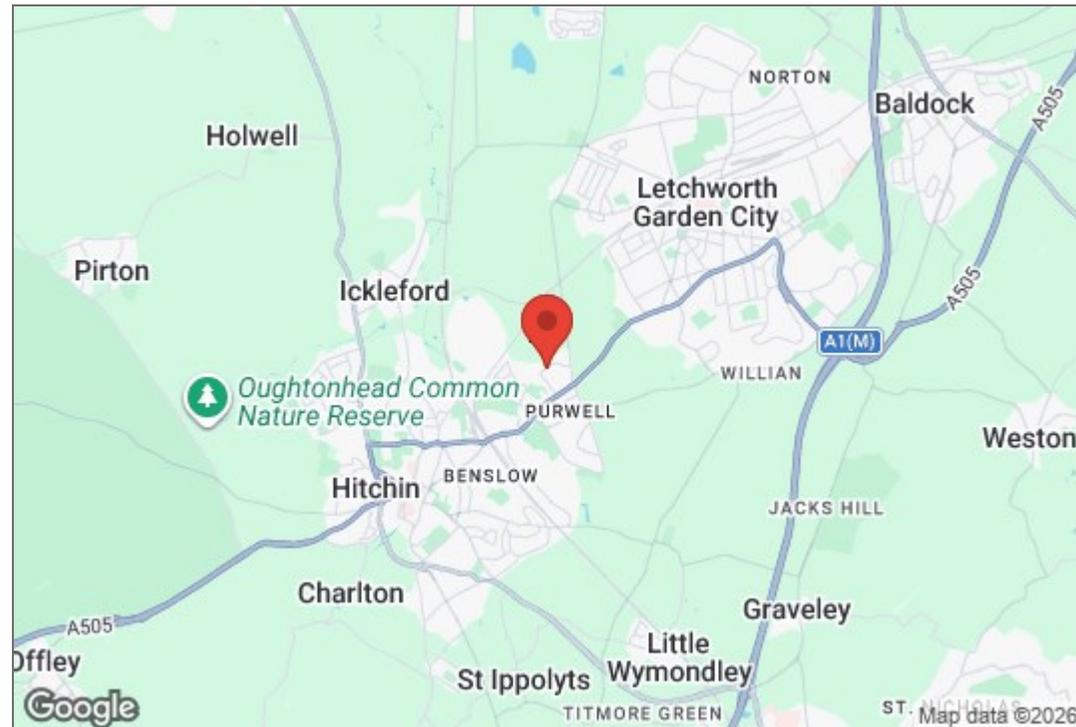


THE FLOOR AREAS DO NOT INCLUDE THE GARAGE.  
TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.  
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

FREEHOLD

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## CONSTRUCTION

Cavity wall under pitched tiled roof

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

## EPC RATING

Band -

## BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - D

## CONSERVATION AREA

The property is not located within a Conservation Area.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

## Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)