



34 Balmoral Road • Hitchin • Hertfordshire • SG5 1XG

Guide Price £515,000

Charter Whyman

TOWN & VILLAGE HOMES





VICTORIAN TOWN CENTRE PROPERTY TWO DOUBLE BEDROOMS TWO RECEPTION ROOMS

THE PROPERTY

This charming mid terraced Victorian home, fondly known as 'Elsie's Cottage' after a previous owner who left a lasting impression on the property, has remained within the same family for three generations — adding a rich sense of heritage to its already appealing character.

Ideally positioned in a central location, the property is within easy reach of the mainline railway station and a full range of town amenities. Beautifully presented throughout, it combines period charm with modern comfort, creating a home that is both stylish and welcoming.

The ground floor offers light-filled, well-proportioned reception spaces, including a cosy lounge complete with a solid fuel burner — perfect for relaxed evenings. The contemporary kitchen is thoughtfully designed and features doors opening directly onto the rear garden, enhancing the sense of indoor-outdoor living.

Upstairs, there are two generous double bedrooms and a well-appointed family bathroom with both a bath and separate shower.

Outside, the south facing rear garden is a particular highlight — private with no rear access, it offers a paved patio seating area leading to a well-tended lawn and a timber-panelled shed with power, perfect for additional storage. A wonderful setting for entertaining or quiet enjoyment throughout the seasons.

THE LOCATION

Pleasantly located on the northern side of the highly regarded north Hertfordshire market town of Hitchin, the property sits on a quiet, non-through road with a strong sense of community — making it a particularly peaceful and welcoming place to call home.

The property is under a mile from both the town centre and the mainline railway station. Hitchin is on the East Coast Mainline with regular services to London running throughout the day. The fastest journeys to St Pancras take just 33 minutes, to Cambridge 32 minutes and Peterborough 40 minutes. Junction 8 on the A1 (M) is only a 4 mile drive away.

Hitchin is often rated as one of the best places to live in the UK. In addition to its attractive historic centre, it offers a wide range of amenities including excellent schools, a shopping centre outstanding in its scope and variety, a fine market, a wide range of pubs and restaurants, leisure facilities and places of worship. The adjoining towns of Letchworth Garden City and Baldock serve to widen the range of amenities still further.







Balmoral Road, SG5

Approximate Area = 70.33 sq m / 757 sq ft

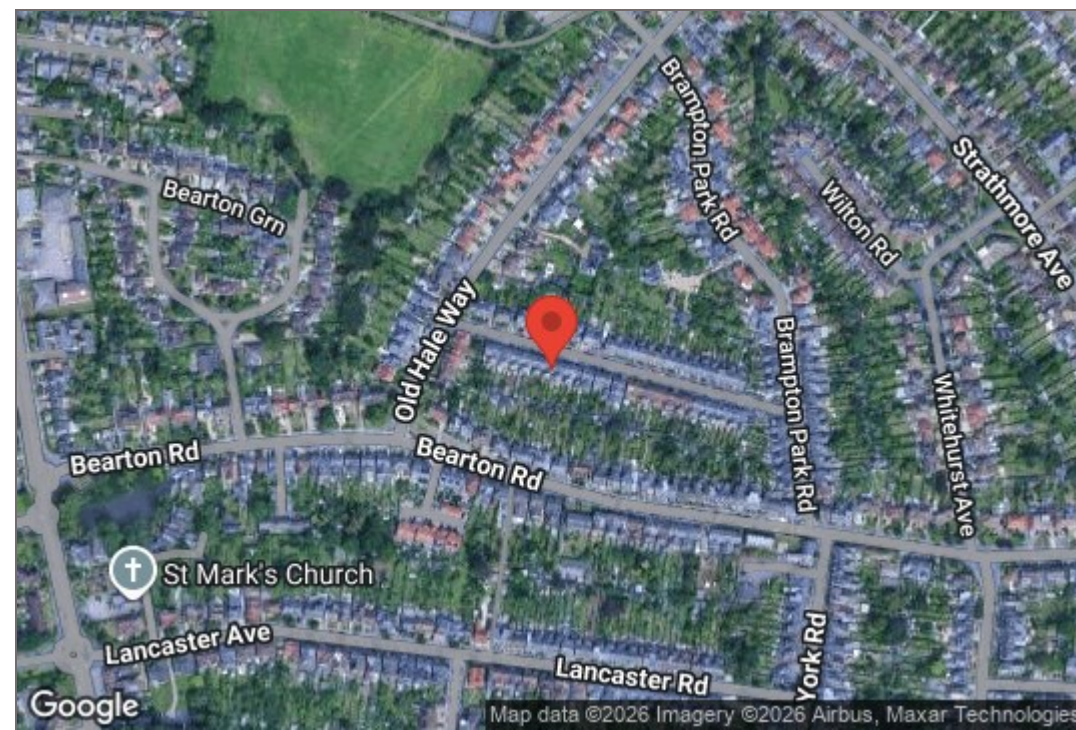


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative 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

Brick under a pitched tiled roof

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G.

LOCAL AUTHORITY

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

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - C

CONSERVATION AREA

The property is not located with in 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

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