



5 Ashwell Common, Graveley

Hitchin

CHANDLERS

In Excess of £575,000

## 5 Ashwell Common

Graveley, Hitchin

This beautifully presented three bedroom semi detached home enjoys a prime position in a desirable village location, backing onto open countryside, within catchment for a highly sought after school and offered chain free.

Fully refurbished and heavily extended, the property offers contemporary living with a thoughtful layout and high quality finishes throughout.

The entrance hallway leads to a stylish four piece bathroom, perfect for guests or family convenience. The lounge features a charming log burner, creating a cosy yet modern living space ideal for relaxing evenings. To the rear, the heart of the home is a stunning, extended and refitted kitchen, complete with Quartz work surfaces, a range of built in Neff appliances with bluetooth operated oven and microwave, a Quooker hot water tap, a central island featuring an extraction hob, and a full width set of bi-fold doors that fill the space with natural light. The kitchen is further enhanced by a practical utility room and a walk in pantry also with Quartz tops and providing ample storage and work space for busy households. Solar powered Velux windows add a further touch of luxury and ensure the kitchen is always bright and airy.

Upstairs, the property offers three generous double bedrooms, with the master bedroom benefiting from custom fitted wardrobes (providing excellent storage and a sleek finish). The landing leads to an additional WC, catering to the needs of a growing family or visiting guests.

Every aspect of this home has been carefully considered, from the quality of the materials used to the practical layout that maximises both comfort and functionality.

The property also benefits from a large rear garden and a driveway with space for multiple cars (ideal for families or those who enjoy entertaining).

This is a rare opportunity to acquire a fully modernised home in a tranquil yet accessible village setting, offering the perfect blend of rural charm and contemporary living. Early viewing is highly recommended to appreciate the space, style and exceptional finish that this outstanding home provides.

(EPC tba - North Herts Council - Council Tax Band C)

Council Tax band: C





## 5 Ashwell Common

Graveley, Hitchin

- Three bedroom semi detached home - CHAIN FREE
- Village location backing onto countryside and catchment to sought after school
- Fully refurbished and heavily extended
- Entrance hallway with downstairs four piece bathroom
- Lounge with log burner
- Extended and refitted kitchen, utility room and pantry with Quartz work surfaces and built in appliances
- Central island, full width bi-fold doors and solar powered Velux windows
- Three double bedrooms with custom fitted wardrobes to master
- Spacious landing with upstairs WC
- Large rear garden with driveway for multiple cars











Approximate Gross Internal Area  
Ground Floor = 68.3 sq m / 735 sq ft  
First Floor = 45.9 sq m / 494 sq ft  
Store = 7.8 sq m / 84 sq ft  
Total = 122.0 sq m / 1,313 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## Chandlers Estate Agents

Chandlers, 18 Market Place – SGI 1DB

01438356635

[sales@chandlers-estates.co.uk](mailto:sales@chandlers-estates.co.uk)

[www.chandlers-estates.co.uk/](http://www.chandlers-estates.co.uk/)

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