



THE  
PROPERTY  
QUARTER



Highbury Road, Hitchin. Guide Price  
**£1,500,000**



This exceptional detached home enjoys a wonderfully private and secluded setting, offering a rare sense of tranquillity and exclusivity, whilst remaining conveniently within easy reach of the town centre and its wide range of shops, schools and amenities, including the mainline station providing fast commuter access into London.

The truly spacious interior has been completely reconfigured by the current owners and now provides over 2,700 square feet of versatile living accommodation, including five double bedrooms, an ideal ground-floor annexe room, four bathrooms and a perfectly positioned study/home office area.

Further features include an expansive kitchen/dining area, a TV room, a double garage and a rear garden thoughtfully designed for both family living and entertaining. Contact us today to arrange your viewing.

**Features:**

- Impressive & Genuinely Spacious Detached Family Home
- Completely Refurbished to an extremely high standard throughout
- Five Double Bedrooms
- Further Downstairs Double Bedroom with En Suite
- Over 2,700 sq ft of Interior Accommodation
- Substantial Rear Garden
- Double Garage with further off street parking
- Secluded & Private Location.
- Offered Chain Free

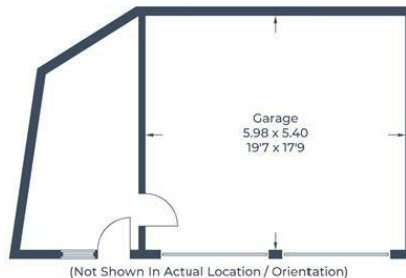
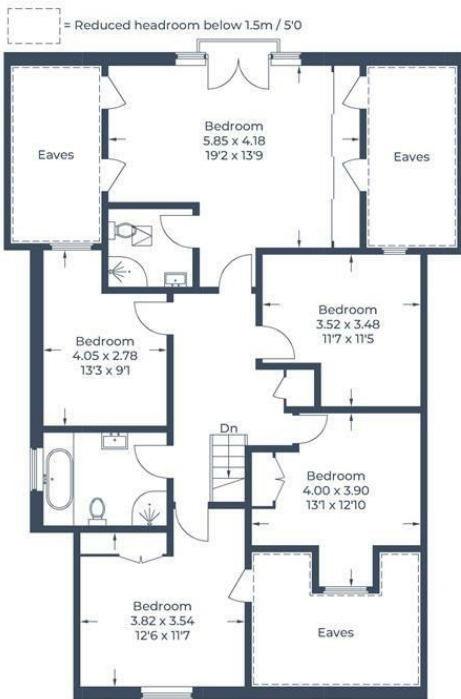


Council Tax Band: F  
Floor Area: 2784.00 sq ft  
EPC Rating: C  
Tenure: Freehold



## Floor Plan:

Approximate Gross Internal Area  
 Ground Floor = 130.5 sq m / 1,405 sq ft  
 First Floor = 128.1 sq m / 1,379 sq ft  
 (Including Eaves)  
 Garage = 44.6 sq m / 480 sq ft  
 Total = 303.2 sq m / 3,264 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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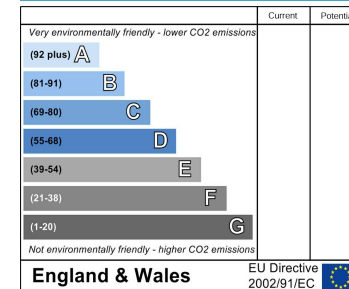
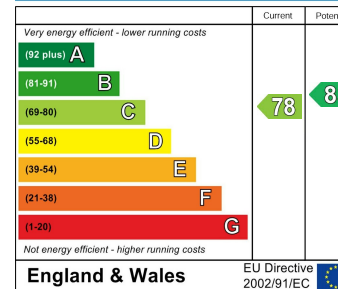
## Local Map:



## Energy Performance Certificate:

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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