69 Lancaster Road • Hitchin • Hertfordshire • SG5 1PE

Guide Price £595,000

Charter Whyman

TOWN & VILLAGE HOMES

BAY FRONTED VICTORIAN
CENTRAL RESIDENTIAL ROAD
GREEN OAK FRAMED STUDIO

THE PROPERTY

Set along a highly sought-after residential road and within the catchment area for well-regarded schools, this attractive bay-fronted Victorian home effortlessly combines timeless period character with stylish modern living. Beautifully presented throughout, the property offers a welcoming atmosphere, thoughtfully enhanced to suit contemporary family life while retaining many original features that reflect its heritage and charm.

The inviting entrance hall, complete with elegant tiled flooring, leads into a superb open-plan reception space incorporating both lounge and dining areas. Solid oak flooring, a striking wood-burning stove and a characterful bay window create a warm yet sophisticated setting. The beautifully appointed kitchen blends traditional styling with modern convenience, featuring integrated appliances, while the ground floor bathroom, with underfloor heating, is tastefully finished in a classic white suite with a shower over the bath.

Upstairs, three well-proportioned bedrooms continue the home's period appeal, each complemented by attractive feature fireplaces that add warmth, charm and individuality. The thoughtful layout provides comfortable accommodation, perfectly suited to families, professionals or those seeking flexible living space.

Outside, the established rear garden enjoys a high degree of privacy and is a wonderful place to relax or entertain. A standout feature is the impressive Green Oak-framed studio, ideal as a home office, creative workspace or gym, complemented by a useful garden shed. The front garden is enclosed by a traditional picket fence with gate, creating an attractive first impression.

THE LOCATION

Pleasantly located on the northern side of the highly regarded north Hertfordshire market town of Hitchin. 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.

MARBLE ARCH

MARBLE ARCH

INHALE
EXHALE

Lancaster Road, SG5

Approximate Area = 82.40 sq m / 887 sq ft
(Excluding Garden Office & Shed)
Garden Office Area = 10.50 sq m / 113 sq ft
Shed Area = 4.74 sq m / 51 sq ft

Ground Floor
Approx. 45.61 sq m / 491 sq ft

First Floor
Approx. 36.79 sq m / 396 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

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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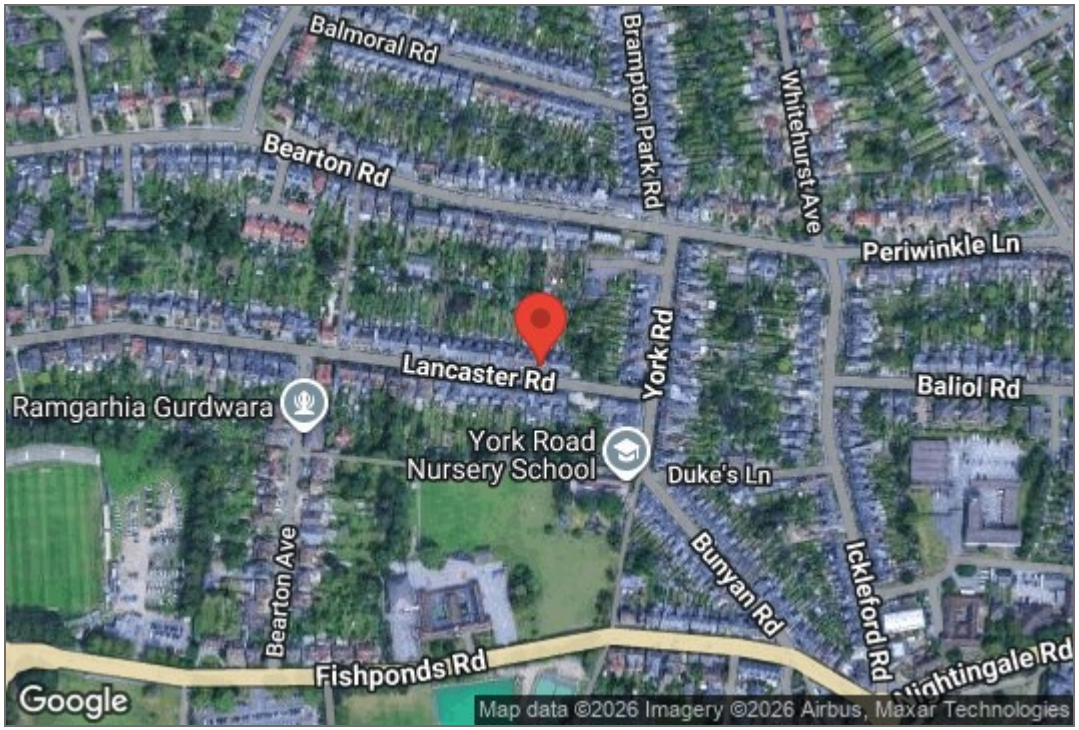
TOWN & VILLAGE HOMES

Ickleford
Bedford Rd
WESTMILL
WALSWORTH
Cambridge Rd
Hitchin Rd
Oughtonhead Common
Nature Reserve
PURWELL
Hexton Rd
Hitchin
St Mary's Church
Pirton Rd
Park Way
Wymondley Rd
Hitchin Rd
A505
SUNNYSIDE
Great
Wymondle
Charlton
Google
Map data ©2026 Google


Balmoral Rd
Brampton Park Rd
Whitehurst Ave
Bearton Rd
Periwinkle Ln
Lancaster Rd
York Rd
Baliol Rd
Ramgarhia Gurdwara
York Road
Nursery School
Duke's Ln
Bunyan Rd
Ickleford Rd
Bearton Ave
Fishponds Rd
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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 tiled roof

SERVICES

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

EPC RATING

Band - D

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 the 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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