



Connells

Hillfield Avenue
Hitchin



Property Description

This beautifully presented and thoughtfully extended 1930s semi-detached home perfectly combines period character with contemporary family living. Finished to a high standard throughout, the property offers spacious and versatile accommodation ideally suited to modern lifestyles.

At the heart of the home is a stunning open-plan kitchen and dining room, featuring a substantial central island, quality fittings and an abundance of natural light. This impressive space is perfect for everyday living and entertaining. Large patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. There is also a cosy front-facing lounge featuring a bespoke built-in media unit and beautiful bay windows. The ground floor further benefits from a generous additional reception room with garden access, a separate study for home working, a practical utility room and cloakroom. The first floor comprises three well-proportioned bedrooms together with a stylish dual-aspect family bathroom finished to a contemporary standard.

Outside, the private west-facing rear garden enjoys afternoon and evening sunshine, providing an excellent space for outdoor dining and entertaining. The property benefits from off-road parking for two vehicles together with an EV charger. This home enjoys easy access to Hitchin town centre, highly regarded schools, local amenities and the train station, offering direct access into London.

Ground Floor

Entrance Hall

Door to front, double glazed window to front, tiled flooring and radiator. Stairs leading to first floor with storage cupboard underneath.

Cloakroom

Double glazed window to side aspect, wash hand basin and WC.

Lounge

Double glazed bay window to front aspect, media wall with custom-built media unit, and radiator.

Family Room

Double glazed patio doors to side, storage, laminate flooring and radiator.

Kitchen

Fully fitted kitchen with double glazed window to side (to utility), a range of wall and base units, marble work surfaces with matching splashback. Central island with storage units underneath and white Butler-style sink. Range Master with cooker hood over, space for fridge/freezer. Spotlights, wooden flooring and radiator.

Utility Room

Double glazed window to front aspect, UPVC door to front, wall and base units, space for washing machine and tumble dryer, stainless steel sink and drainer, extractor fan and radiator.

Study

Double glazed window to rear aspect and radiator.

First Floor

Landing

Double glazed window to side aspect and loft access.

Bedroom One

Double glazed window to rear aspect and radiator.

Bedroom Two

Double glazed window to front aspect and radiator.

Bedroom Three

Double glazed window to front aspect and radiator.

Bathroom

Fully tiled bathroom with double glazed window to rear and side aspect, wash hand basin, L-shaped bath with shower over, WC, spotlights, tiled flooring and heated towel rail.

Outside

Rear Garden

A large west-facing private rear garden mostly laid to lawn with a patio area, mature trees and shrubs.









Total floor area 128.0 m² (1378 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: D Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308662



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308662 - 0005