45 Millard Way • Hitchin • Hertfordshire • SG4 0QF

Guide Price £695,000

Charter Whyman

TOWN & VILLAGE HOMES

WORLD HISTORY
MUSIC

WELL EXTENDED MODERN FAMILY HOME
BATHROOM WITH SHOWER & BATH
WALLED REAR GARDEN

THE PROPERTY

This modern detached house has been extended to provide a spacious and well proportioned family home with four bedrooms and a family bathroom, including both shower cubicle and bath, on the first floor. The ground floor includes a large sitting room, separate dining room and study or family room, kitchen and cloakroom/WC.

The house benefits from aluminum double-glazed windows and gas fired central heating.

THE OUTSIDE

The house stands in a corner plot measuring approximately 77' by 43' (23.5m x 13.2m) overall. The front garden is screened by a hedge and laid to lawn with herbaceous border and block paved pathways.

The walled rear garden enjoys considerable privacy and wraps around the side of the house. Some 45' (13.9m) in depth overall, the rear garden is laid to split-level lawns with raised beds and borders and ornamental shrubs.

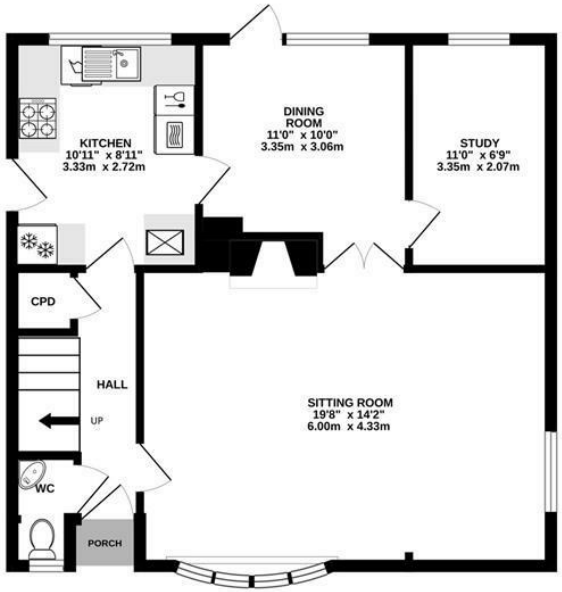
The detached garage with workshop area is located at the rear of the plot with access from Grovelands Avenue. The block paved driveway leading to the garage provides off-street parking. There are gates to the rear garden to the left of the house and beside the garage.

THE LOCATION

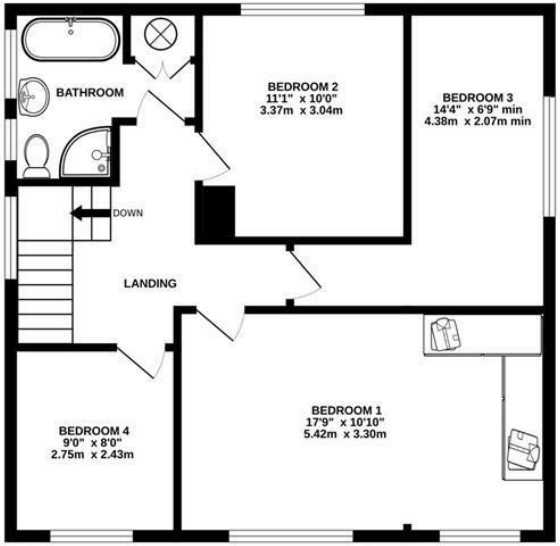
Millard Way is pleasantly situated on the eastern side of the highly regarded north Hertfordshire market town of Hitchin, within a mile and a half of the town centre and less than a mile from the mainline railway station. Hitchin is the East Coast mainline is joined by that from Cambridge and regular services run to London throughout the day. The fastest service to London St Pancras takes just 33 minutes; alternative services terminate at King's Cross. The swiftest service to Cambridge takes 32 minutes. Junction 8 on the A1(M) is a 4.5 mile drive away and Junction 9 is just 3.2 miles.

The attractive and historic market town of Hitchin is often cited as one of the best places to live in the UK and provides a wide range of facilities including excellent shopping, schools, pubs and restaurants, theatre and other leisure and sports amenities and places of worship. The choice is widened still further by the adjoining towns of Letchworth Garden City and Baldock.

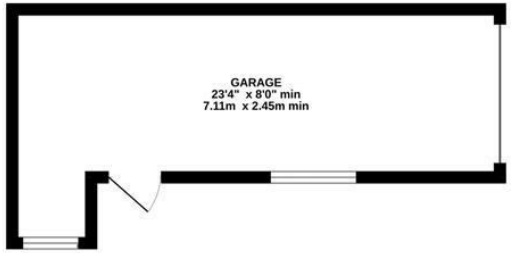
GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



GARAGE
199 sq.ft. (18.5 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1277sq.ft. (118.6 sq.m.) approx.

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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.

Charter Whyman

TOWN & VILLAGE HOMES

NORTON
Baldock
Holwell
Letchworth Garden City
Pirton
Ickleford
A505
A1(M)
WILLIAN
Oughtonhead Common Nature Reserve
PURWELL
Weston
Hitchin
BENSLOW
JACKS HILL
Charlton
Graveley
A505
Offley
Little Wymondley
St Ippolyts
TITMORE GREEN
Google
Map data ©2026 Google

Grovelands Ave
Grovelands Ave
Sturgeon's Way
Gainsford Cres
Gainsford Crescent Playground
Chennells Cl
Highover Way
Orchard Rd
Highover School
Millard Way
Cambridge 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

Modern cavity brickwork construction with an insulated cavity extension, part tile hung and rendered, under a pitched tiled roof.

SERVICES

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

EPC RATING

Band - E

BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

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 - E

CONSERVATION AREA

The property is not located within 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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