



# Willian Road

Hitchin,  
Hertfordshire, SG4 0LS  
Guide Price £595,000

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This charming three bedroom semi-detached family home offers a perfect blend of comfort, convenience, and character. Nestled on a tree lined road, this delightful family home offers a wonderful opportunity for those seeking a serene lifestyle while remaining close to the bustling town centre and excellent transport links. Whether you're a first time buyer or a growing family, this property ticks all the boxes for comfortable living.

The ground floor includes two spacious reception rooms that provide versatile living spaces, ideal for relaxing evenings, entertaining guests, or creating a cosy home office. The bright and airy layout is enhanced by large windows that flood the rooms with natural light, creating a warm and inviting atmosphere throughout. Accommodation also includes fitted kitchen, WC and entrance hallway. Upstairs, the property features three comfortable bedrooms with the main bathroom is conveniently located on this floor.

Outside, this semi-detached house boasts a private South facing garden space, ideal for outdoor entertaining, gardening enthusiasts, or safe play area for children. There is also potential for further enhancements or extensions, subject to planning permission, allowing you to put your own stamp on the property. To the front is driveway parking for several vehicles leading to a single garage.

One of the standout advantages of this home is its excellent location. Situated just 0.7 miles from Hitchin train station, it is an easy 16-minute walk, making daily commuting or weekend getaways incredibly convenient. For those who enjoy the vibrancy of local shops, cafes, and restaurants, the bustling Hitchin town centre is only 1.2 miles away—a pleasant 25-minute walk or a short drive to explore everything the town has to offer.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

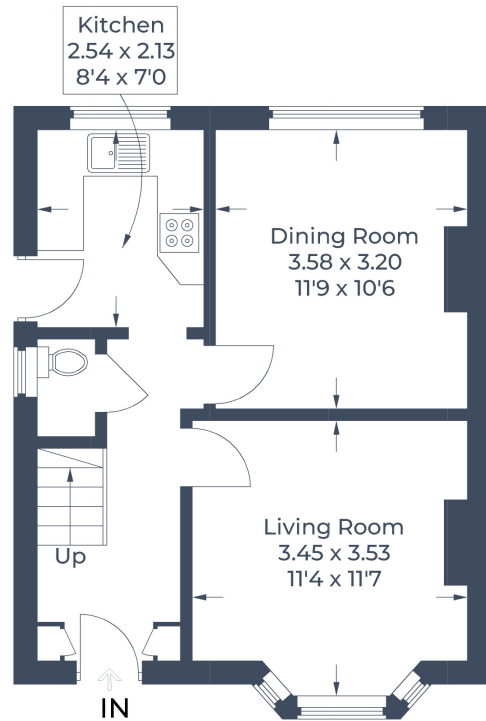
- No Onward Chain
- Semi detached family home
- Three bedrooms
- South facing rear garden
- Potential to extend - STPP
- Driveway parking and single garage
- 0.7 miles, 16 mins walk to Hitchin train station (as per Google Maps)
- 1.2 miles, 25 min walk to Hitchin town centre (as per Google Maps)



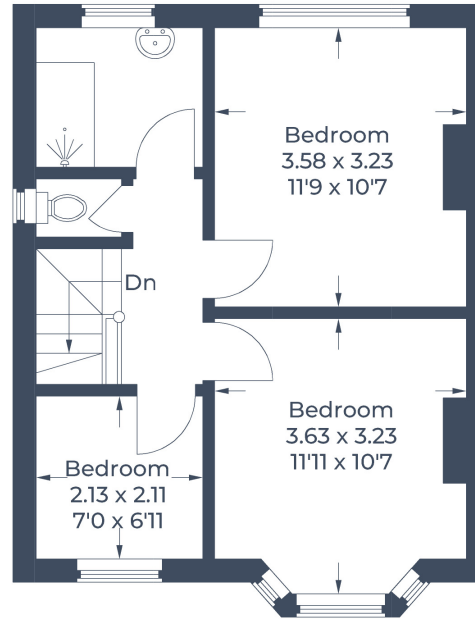




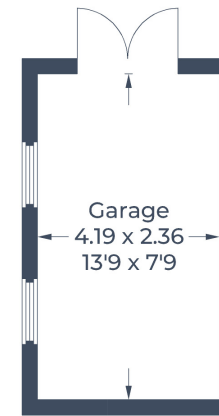
Approximate Gross Internal Area  
Ground Floor = 39.0 sq m / 420 sq ft  
First Floor = 38.8 sq m / 418 sq ft  
Garage = 9.9 sq m / 106 sq ft  
Total = 87.7 sq m / 944 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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