



**Cambridge Road, Hitchin Offers inm Excess of £600,000**



Character features throughout – High ceilings, original fireplaces, and a charming ornate porch add unique Victorian charm to every room | Expansive 250ft garden – Perfect for outdoor dining, relaxation, and gardening, with the peaceful River Purwell at the end | Flexible family spaces – Three separate reception rooms, offering space to relax, entertain, or create a home office | Welcoming living room – Large bay window with views of Purwell Meadows and a stunning fireplace for cosy evenings | Open-plan living options – The family room flows onto a raised terrace, ideal for blending indoor and outdoor living | Practical kitchen layout – A central kitchen with an adjoining utility room keeps household tasks conveniently organised | Three double bedrooms – Generous space for family or guests, with potential for a loft conversion for even more room | Nearby top schools – Catchment area for Hitchin Boys' and Girls' Schools, ideal for families seeking excellent education | Commuter-friendly location – A short walk to Hitchin station, offering easy access for commuters | A peaceful retreat – Enjoy a quiet setting with nature on your doorstep, yet only moments from town amenities |



A Home Rich In History And Full Of Charm. Built around 1901 as part of the Walsworth Villas, this semi-detached Victorian home reflects the character and craftsmanship of the era. Offering a unique blend of original features and modern touches, it's perfect for those who appreciate a characterful space with plenty of room for family life.

**Living Spaces:**

The entrance opens into a spacious hallway, setting the tone with its high ceilings and period details. To the front, the **living room** features a stunning Victorian fireplace, perfect for cosy evenings in. Natural light pours through the expansive bay window, offering lovely views over Purwell Meadows - a peaceful reminder of the natural beauty around this home.

Adjoining the sitting room is the **dining room**, which also has an original open fireplace, creating a warm and welcoming atmosphere. This room is ideal for hosting family dinners or entertaining friends, with plenty of space for a large table and seating. Double doors lead into the **family room**, which serves as a flexible space for relaxing, socialising, or play. The family room opens out onto a raised terrace, making it an ideal spot for indoor-outdoor living during the warmer months.

**Kitchen & Utility:**

At the heart of the home is the **kitchen**, a functional space with room for both cooking and casual dining. The kitchen flows through to the **utility room**, keeping practical tasks like laundry neatly out of sight, with an added bonus of extra storage. The **wet room**, located off the family room, adds practicality for those seeking flexible living arrangements. Originally installed for accessibility, it now offers an additional bathroom on the ground floor, complementing the home's spacious layout and potential for multi-generational living or guest accommodation.

**Bedrooms:**

Upstairs, the home continues to impress. The **main bedroom** is generously sized, with high ceilings and a feature fireplace that adds a touch of elegance. Two further **double bedrooms** each provide ample space for family members or guests, with large windows allowing plenty of natural light. The bedrooms share a **shower room** that has been updated to a modern standard without losing the home's classic feel.





If more space is needed, the **loft room** offers real potential. Already boarded and featuring a Velux window, it provides an excellent opportunity to develop into a home office, hobby space, or additional bedroom if desired.

**Outdoor Living:**

One of the standout features of this home is the **250ft garden**, which stretches all the way to the River Purwell. Divided into several areas, the garden offers something for everyone - whether it's enjoying alfresco dining on the raised terrace, lounging in one of the many seating areas, or growing your own vegetables in the dedicated plot with raised beds. The riverbank at the bottom of the garden offers a peaceful spot to unwind and reconnect with nature.

**Local Amenities:**

Positioned on a main road into Hitchin, this home offers excellent accessibility to local amenities and transport links, making daily life that bit easier. Yet, with Purwell Meadows just across the way and a 250ft garden leading to the tranquil River Purwell, it still provides a peaceful escape from the hustle and bustle. This location is ideal for those seeking a balance between connectivity and the calm of nature.

This home offers the best of both worlds -a spacious, character-filled property that provides a peaceful retreat while remaining close to all the amenities you need. Perfect for those looking to enjoy a lifestyle that blends history, space, and modern-day comforts.

**Take the opportunity today to make this house your new home!**



**|| ADDITIONAL INFORMATION**

**Council Tax Band - E**

**EPC Rating - D**

**| GROUND FLOOR**

Living Room: Approx 11' 10" x 10' 10" (3.61m x 3.30m)

Dining Room: Approx 11' 5" x 11' 6" (3.48m x 3.51m)

Family Room: Approx 26' 5" x 9' 9" (8.05m x 2.97m)

Kitchen: Approx 9' 5" x 7' 9" (2.87m x 2.36m)

Utility Area: Approx 9' 1" x 7' 6" (2.77m x 2.29m)

Downstairs Bathroom : Approx 9' 0" x 6' 2" (2.74m x 1.88m)

Downstairs Wet Room: Approx 9' 5" x 6' 7" (2.87m x 2.01m)

**| FIRST FLOOR**

Bedroom One: Approx 11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom Two: Approx 11' 9" x 11' 2" (3.58m x 3.40m)

Bedroom Three: Approx 9' 9" x 8' 8" (2.97m x 2.64m)

Shower Room: Approx 7' 5" x 5' 1" (2.26m x 1.55m)

**| OUTSIDE**

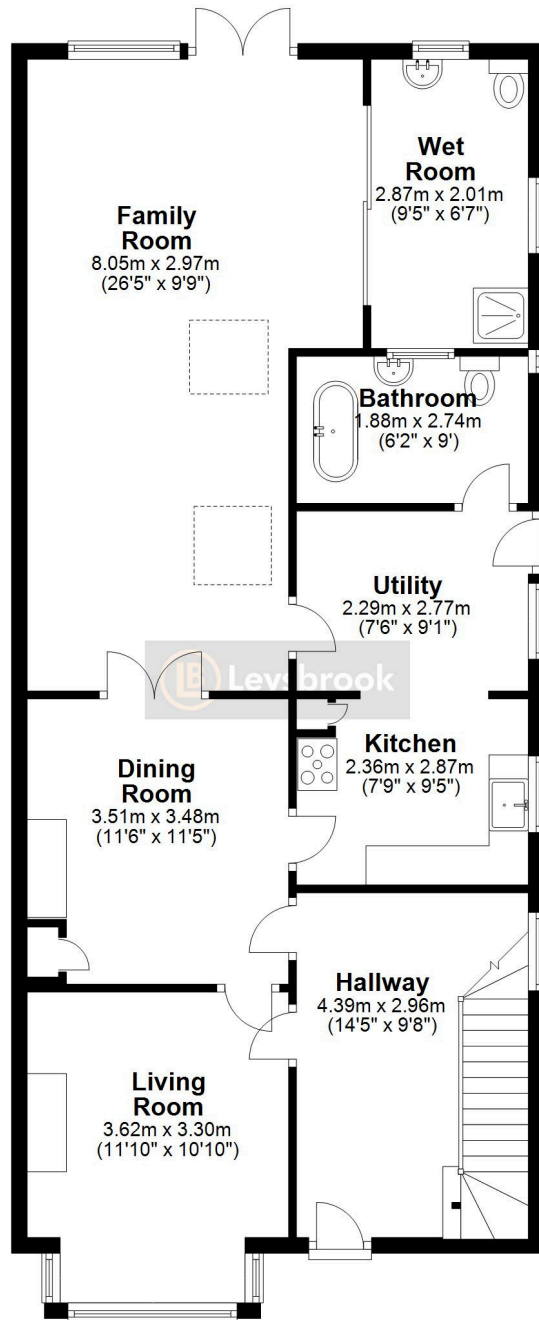
Mature North West facing mature rear garden, mainly laid to lawn. Patio and decking area.

Gated access to the front



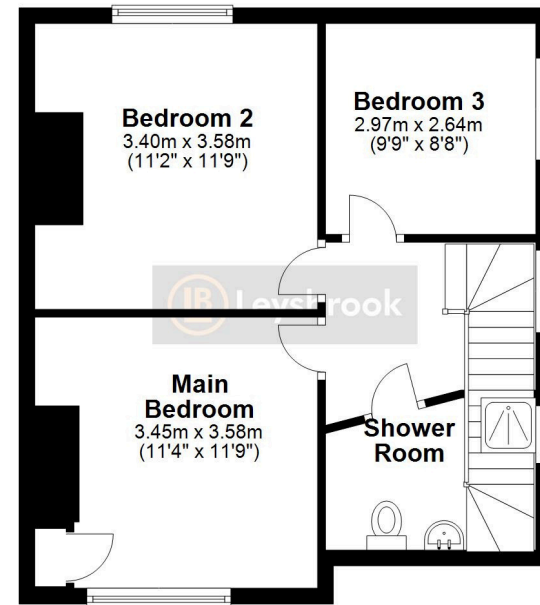
## Ground Floor

Approx. 91.6 sq. metres (986.1 sq. feet)



## First Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 135.8 sq. metres (1462.1 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.  
Plan produced using PlanUp.













## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

### Leysbrook Team

01462 419329 | [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

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Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	