



Passingham Avenue  
Hitchin, Hertfordshire, SG4 9LD



Viewings to commence Friday 17th April 2026.

A beautifully extended three-bedroom semi-detached family home situated in a highly sought-after residential area, ideally positioned for the station, vibrant town centre, and good schools covering all age ranges. This spacious property blends traditional charm with modern convenience and offers ample living space across two reception rooms. The extended social kitchen with direct access to a large modern conservatory is a particular feature and is complemented by a private south-facing rear garden, garage, and ample off-street parking via a block-paved driveway—perfect for comfortable family living.

The location is truly unbeatable, providing convenient access for commuters via road and rail plus the vibrant town centre is just a short stroll away, boasting a variety of shops, cafes, restaurants, and essential amenities. Families will appreciate the range of highly regarded primary and secondary schools, making it an exceptional setting for all stages of education.

Step inside to find an entrance hall with a cloakroom. A spacious open plan sitting room featuring a central fireplace with a gas fire, creating a warm and inviting atmosphere for relaxing or entertaining guests. The adjacent dining room benefits from direct access to the garden, allowing a seamless flow between indoor and outdoor spaces—perfect for alfresco dining and summer gatherings. The extended kitchen is a social hub, equipped with built-in appliances and plenty of space for casual dining and family interaction.

Upstairs, there are three generous bedrooms, each providing comfortable accommodation and abundant natural light. The family bathroom is well-appointed with a large corner bath, offering a relaxing retreat after a busy day.

Outside, the private south-facing rear garden is a tranquil space, ideal for children to play safely or for enjoying peaceful moments in the sunshine. A garage and ample off-street parking complete the exterior, ensuring space for vehicles and additional storage. For information, the property previously had the benefit of planning permission 17/00446/1HH to extend, creating a four bedroom family style home. This semi-detached home is already a fantastic opportunity to secure a superb family residence in a prime location. Early viewing therefore is highly recommended.



Guide Price £630,000







Approximate Gross Internal Area  
Ground Floor = 74.8 sq m / 805 sq ft  
First Floor = 40.0 sq m / 430 sq ft  
Total = 114.8 sq m / 1,235 sq ft  
(Including Garage)



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Stonegates

Freehold. Council Tax Band D. EPC Rating C (69).



41 Hermitage Road Hitchin SG5 1BY

Tel: 01462 438979 | Email: sales@stonegate-estates.co.uk | stonegate-estates.co.uk

