



Byron Close, Hitchin Offers in Excess of £350,000

Improved by the current owners with an updated kitchen, refreshed bathroom and décor throughout, creating a home that's comfortable and easy to move straight into | The living room stretches to nearly nineteen feet in length, giving noticeably more space than many similar homes and room for sofas, dining and even a work-from-home desk | A practical kitchen sits beyond the living room overlooking the garden, offering a bright and well-organised space for everyday cooking and daily routines | Two comfortable bedrooms provide flexibility for sleeping, guests or working from home depending on how you want to use the space | The bathroom has been updated during the owners' time here and now feels bright, fresh and easy to live with for everyday routines | A long rear garden offers outdoor space to enjoy with patio seating near the house and lawn beyond without becoming a full-time gardening project | A separate garage at the rear provides useful extra storage or space for bikes, tools and weekend hobbies | Hitchin's historic town centre is within easy reach, known for its independent cafés, restaurants, shops and regular markets | Hitchin station provides fast trains into London King's Cross and St Pancras in around thirty minutes, making commuting straightforward | Easy road access via the A1(M) keeps journeys simple whether travelling locally or heading further afield



For many people, buying a home is about finding somewhere that already feels settled – not a project, not a list of jobs waiting to happen.

This is one of those homes. Since buying it, the current owners have steadily improved and refreshed the property, updating the kitchen, bathroom and décor along the way so it now feels comfortable, practical and easy to live in from the moment you walk through the door.

Daily life naturally centres around the living room, which stretches to nearly nineteen feet in length and offers noticeably more space than many homes of this type. There's room here for proper sofas, a dining table if you want one, and even a work-from-home desk without the space ever feeling crowded. It's the kind of room that easily adapts to how people actually live.

Cooking and everyday routines are handled by a modern kitchen that sits just beyond the living room, overlooking the garden. Clean, simple and practical, it's a space that works well whether you're making a quick midweek dinner or taking your time at the weekend.

When it's time to relax and recharge, both bedrooms provide comfortable and flexible space depending on how you want to live. The main bedroom easily accommodates a double bed and additional furniture, while the second room works equally well as a guest room, dressing room or somewhere to work quietly from home.

The bathroom is another area the owners have improved during their time here. Updated as part of the refurbishment, it now feels bright, fresh and comfortable – a space that works just as well for a quick start to the morning as it does for slowing things down at the end of the day.



Outside, the garden provides a welcome stretch of outdoor space with a patio for sitting out and a lawn beyond that's long enough to enjoy without becoming a full-time gardening project. At the far end sits a useful shed, while the separate garage provides extra space for bikes, tools and weekend hobbies - with room for a car if required.

For buyers unfamiliar with Hitchin, it's a town that offers a little bit of everything. The historic market square, independent shops, cafés and restaurants give the centre real character, while everyday essentials are always close by. Hitchin is also known for its strong sense of community, with regular markets, food festivals and events bringing the town to life throughout the year.

Hitchin station offers fast services into London King's Cross and St Pancras in around thirty minutes, while road connections via the A1(M) keep journeys north and south straightforward. Countryside and neighbouring towns such as Letchworth Garden City are also within easy reach when you want a change of pace.

Altogether, this is a home that suits people ready for their next step – whether that means buying for the first time, finding somewhere together as a couple, or simply starting again with a place that already feels settled and easy to live in.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 18' 9" x 12' 5" (5.71m x 3.79m)

Kitchen: Approx 12' 5" x 8' 2" (3.78m x 2.50m)

| FIRST FLOOR

Bedroom One: Approx 12' 5" x 10' 4" (3.78m x 3.16m)

Bedroom Two: Approx 12' 4" x 8' 2" (3.77m x 2.49m)

Bathroom: Approx 7' 10" x 4' 7" (2.39m x 1.40m)

| OUTSIDE

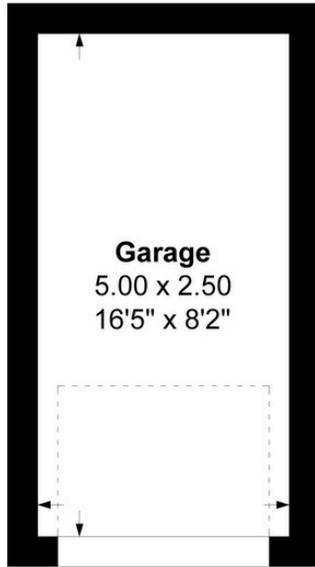
Garage: Approx 16' 5" x 8' 2" (5.00m x 2.50m)

Enclosed rear garden with gated access to the rear



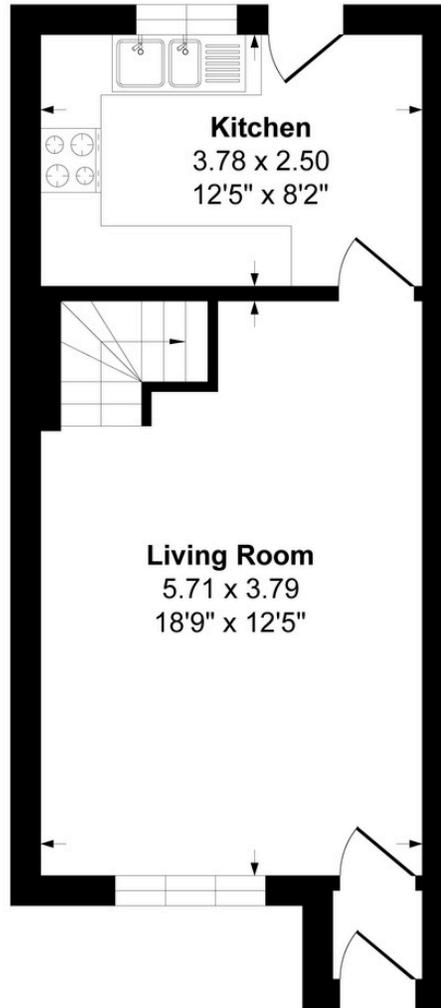
Garage

Approx. 12.5 sq. metres (134.5 sq. feet)



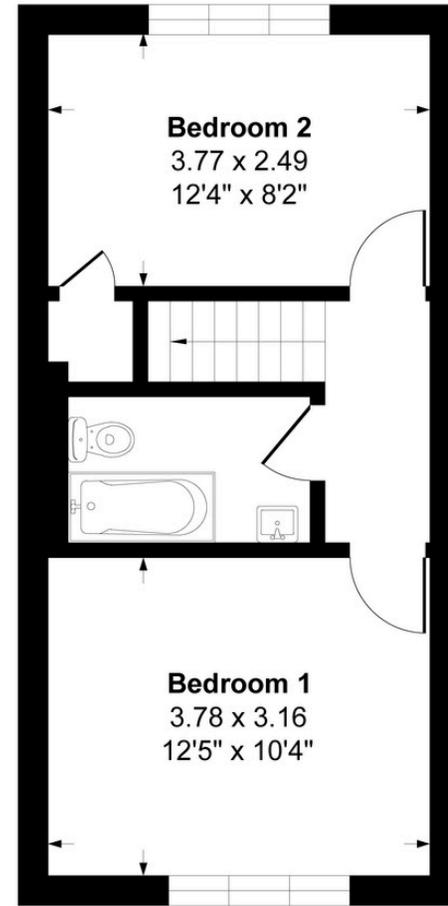
Ground Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



First Floor

Approx. 31.6 sq. metres (341.0 sq. feet)



Total area: approx. 76.7 sq. metres (826.4 sq. feet)

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, system and appliances shown have not been tested and no guarantee as to their operability can be given.



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC