



Foundry Terrace, Hitchin Guide Price of £300,000 to £350,000

Guide Price Range - £300k to £350k. Easy-to-manage front kitchen – efficient to clean and well laid out for one or two people to cook without getting in each other’s way | Light-filled living/dining room with patio doors – perfect for summer evenings that spill out into the garden | Downstairs toilet – guests and visitors never need to head upstairs, great for busy mornings or last-minute dashes before leaving the house | Less than a minute’s walk to Hitchin Station – be in London in around 30 minutes or reach the south coast without changing trains | Main bedroom large enough for a double bed and furniture – a comfortable retreat at the end of the day | Second bedroom ideal as a home office, guest room, or nursery – adapts with your lifestyle | Off road parking to the front and one allocated parking space in a private car port to the rear, so no hunting for a space when you get home| Stroll to Hitchin’s cobbled market square, independent cafés, and restaurants – a town with both charm and convenience | Excellent road and rail links – easy access to Cambridge, Luton Airport, and open countryside for weekend escapes



GUIDE PRICE RANGE - £300k to £350k. A Well-Connected Home In One Of Hertfordshire’s Most Desirable Towns - for that price?

On Cooks Way, just moments from Hitchin Station, this modern two-bedroom home offers the blend of convenience and comfort that busy lives demand. London is around 30 minutes away by train, the south coast is also within reach, and you’re only a short walk from everything that makes Hitchin such a draw.

This is a town that blends character and community with everyday practicality. Its historic centre is packed with independent shops, artisan coffee houses, award-winning restaurants, and welcoming pubs – many clustered around the cobbled market square that’s been the heart of Hitchin for centuries. The regular market offers fresh produce, crafts, and antiques, while annual events like the Hitchin Food & Drink Festival and Christmas lights switch-on bring the community together.

For downtime, there’s a choice of green spaces – Bancroft Gardens for a quick stroll, Oughtonhead Common for riverside walks, and Purwell Meadows for a more peaceful escape.

The kitchen sits at the front of the house – it’s not the biggest, but that means less to clean and, let’s face it, most of the time there’s only one person cooking anyway. It’s well laid out for everyday meals, with space for the essentials and easy access to the rest of the home.

The downstairs toilet just off the hallway adds real practicality – guests don’t need to head upstairs, it’s perfect for those last-minute dashes before leaving the house, and it avoids queues if the main bathroom’s in use.

Across the back of the house, the living/dining room has space for a table and a defined seating area, with patio doors opening onto the garden. That connection to the outside makes summer entertaining easy, while still keeping things cosy in the colder months.



Upstairs the main bedroom is large enough for a double bed and furniture – a comfortable retreat at the end of the day, while the second bedroom works well as a guest room, nursery, or home office.

A modern family bathroom completes the layout, with a bath and overhead shower – quick for busy weekday mornings, but just as inviting for a long soak at the end of the day.

Got a car? There's off road parking to the front and one allocated parking space in a private car port to the rear – so there's no juggling for parking. And with the station just a short walk away, you might find the car stays put during the week.

Strong road links via the A1(M) and A505 make getting further afield just as easy, whether it's a trip to Luton Airport, a day in Cambridge, or exploring the Hertfordshire and Bedfordshire countryside.

This is a home that makes commuting simple, weekends enjoyable, and day-to-day life that bit easier.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: 17' 11" x 9' 7" (5.46m x 2.92m)

Kitchen: Approx 9' 7" x 6' 9" (2.93m x 2.05m)

Downstairs Cloakroom: Approx 4' 2" x 2' 11" (1.27m x 0.89m)

| FIRST FLOOR

Bedroom One: Approx 10' 2" x 9' 7" (3.09m x 2.92m)

Bedroom Two: Approx 10' 1" x 9' 7" (3.08m x 2.93m)

Bathroom: Approx 6' 5" x 6' 4" (1.96m x 1.93m)

| OUTSIDE

Driveway providing off road parking

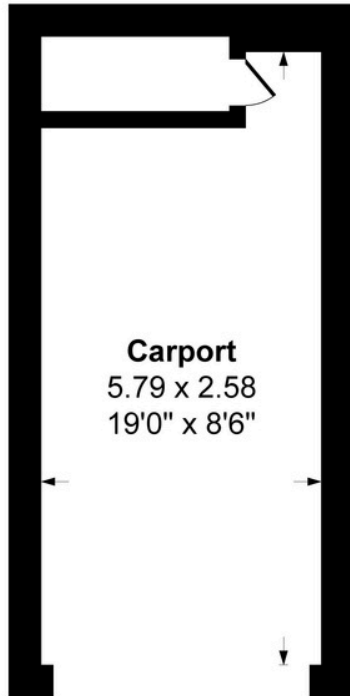
Carport to the rear: Approx 19' 0" x 8' 6" (5.79m x 2.58m)

Low maintenance rear garden with access to garage



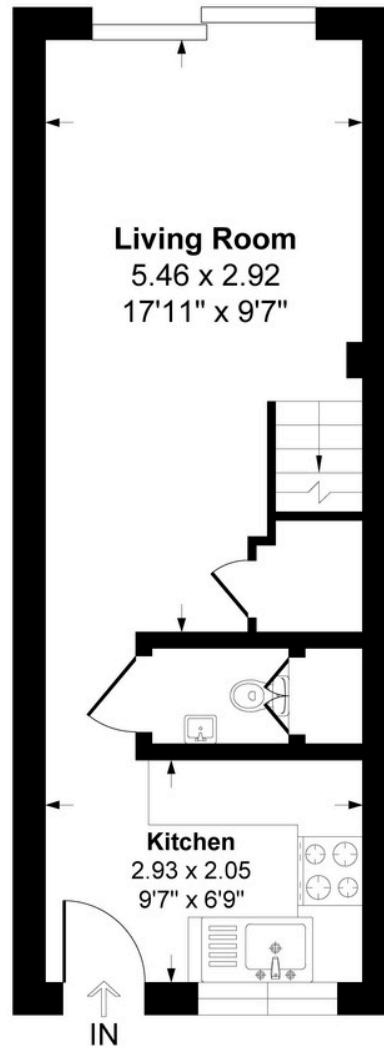
Outbuilding

Approx. 14.9 sq. metres (160.7 sq. feet)



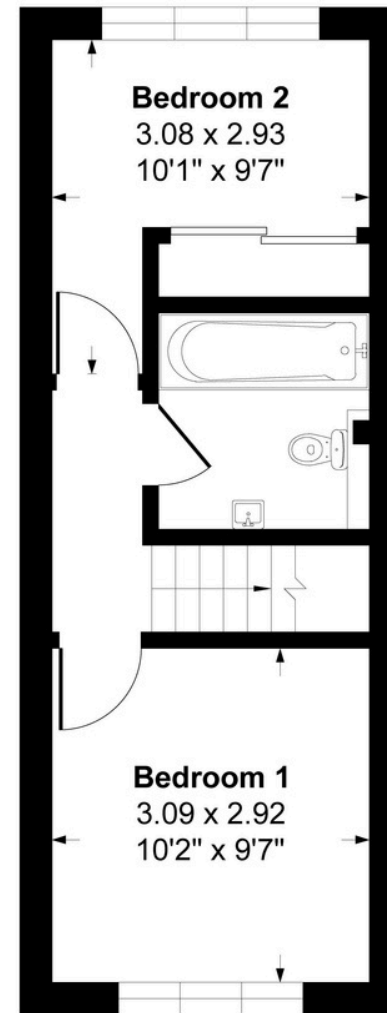
Ground Floor

Approx. 25.3 sq. metres (273.1 sq. feet)



First Floor

Approx. 25.3 sq. metres (273.1 sq. feet)



Total area: approx. 65.6 sq. metres (707.0 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		93
(81-91)	B		
(69-80)	C	74	
(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	