



Royal Oak Lane

Pirton, Hitchin,
Hertfordshire, SG5 3QT
Guide Price £670,000

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A beautifully extended three double bedroom semi-detached home located in the heart of the highly desirable village of Pirton. This spacious and thoughtfully updated property offers versatile living spaces, generous gardens, and a peaceful setting, perfect for growing families or those seeking a balance of countryside charm and modern convenience.

Upon entering you are greeted by a welcoming hallway benefitting from WC and leading into a living room, complete with an open fire that adds character to the space. The extended L-shaped kitchen/breakfast room has been designed with both style and functionality in mind. It offers ample worktop space, and a layout that flows beautifully into the dining room. To the rear of the property, a stunning garden room spans the full width of the house, offering direct access to the large rear garden. This bright and versatile space is perfect for dining, relaxing, or enjoying the outdoors from the comfort of your home.

Upstairs, the property features two generous double bedrooms and a single bedroom, each offering generous proportions and plenty of natural light. The principle bedroom benefits from its own en-suite shower room, providing privacy and convenience. A well-appointed four piece family bathroom serves the remaining bedrooms, completing the upper floor.

Outside, the front garden is beautifully landscaped and features a charming pond, adding a tranquil touch to the entrance. A private driveway provides parking for several vehicles, and there is also a single garage offering secure storage or additional parking.

Pirton is a picturesque village surrounded by open countryside, yet just a short drive from Hitchin town centre. The area is known for its strong community spirit, excellent schools, and access to scenic walking routes. Local pubs and amenities are within easy reach, making it a perfect location for families and professionals alike.

For commuters, Hitchin Station offers direct rail services to London Kings Cross, and the property enjoys easy access to the A1(M) and M1. Luton Airport is also nearby, making travel simple and convenient.

- Extended semi-detached family home
- Two large double bedrooms
- Principle bedroom with en-suite
- Spacious garden room
- Large front and rear gardens
- Garage and driveway parking
- 3.5 miles, 10 min drive to Hitchin town centre (as per Google Maps)
- 4.8 miles, 12 min drive to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 99.2 sq m / 1,068 sq ft
 First Floor = 57.2 sq m / 616 sq ft
 Garage = 18.2 sq m / 196 sq ft
 Total = 174.6 sq m / 1,880 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	79
		EU Directive 2002/91/EC	

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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