



## Old Hale Way Hitchin SG5 1XH

**£975,000 Freehold**

Step inside this impressive extended family home in a sought-after residential location in Hitchin. This semi-detached house offers versatile and flexible accommodation, perfect for growing families. With five bedrooms, two bathrooms, and two en-suites in total there is plenty of space for everyone.

The property boasts two reception rooms, a good size kitchen/breakfast room, cloakroom and a ground floor bedroom with en-suite. On the first floor there are three bedrooms and a family bathroom. On the second floor there is a double bedroom with en-suite. The detached annexe is an independent space for entertaining, relaxation, or living and benefits from a shower room and separate WC. Outside the rear garden is fully enclosed and mainly laid to lawn with ample off road parking to the front on the driveway for three cars.

Located in a very popular and sought-after area, this home provides good access to the train station for those commuting to London Kings Cross or Cambridge. The town centre is just a short distance away, where you'll find excellent schools such as Hitchin Girls' School and Hitchin Boys' School.

EPC Rating: D Council Tax: Band D

Approximate Gross Internal Area  
Ground Floor = 83.6 sq m / 900 sq ft  
First Floor = 44.4 sq m / 478 sq ft  
Second Floor / Loft Conversion = 24.9 sq m / 268 sq ft  
Annexe = 22.2 sq m / 239 sq ft  
Total = 175.1 sq m / 1,885 sq ft

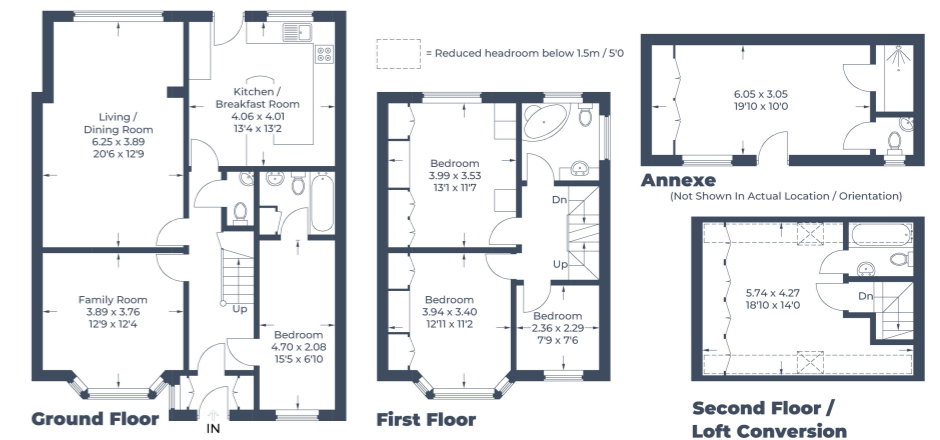


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