



Holden Close

Hitchin, Hertfordshire, SG4 0EJ



A beautifully presented modern, four-bedroom detached house standing on a good sized southerly facing landscaped corner plot with a detached double-width garage that has been thoughtfully converted into an annex or additional living space with direct garden access and its own modern ensuite shower room—a versatile space ideal for guests, multi-generational living or those working from home with a need for space! An external utility/store adds practicality to this exceptional home.

Set within a quiet cul-de-sac location, this beautifully presented home offers an exceptional blend of modern contemporary living and functional design. It is well placed for access to a variety of local amenities including good schools covering all age ranges and the railway station. In our opinion this family style home is ideal for growing families looking for a comfortable and stylish residence within a prosperous community. It boasts a wide entrance hall with built in storage and a refitted cloakroom. A dual aspect formal sitting room with a walk-in bay window and a central fireplace, creating a cozy and inviting atmosphere. At the heart of the home lies a fabulous open-plan social kitchen fitted with quality branded appliances and striking quartz worktops – perfect for gatherings and everyday family life.

Complementing the living space is a large, impressive modern conservatory with a glass roof, central heating and direct access to the garden. Upstairs there are four generously sized bedrooms include a master suite with a refitted ensuite shower room alongside a second refitted shower room with under floor heating serving the other bedrooms.

The property retains a wealth of high-end features including luxury wood effect vinyl flooring to the ground floor, UPVC double glazed windows and doors, and gas radiator central heating including vertical radiators. An early viewing is highly recommended in order to appreciate all the detail that this exceptional property has to offer.

Guide Price £850,000









Approximate Gross Internal Area
 Ground Floor = 106.6 sq m / 1,147 sq ft
 First Floor = 56.9 sq m / 612 sq ft
 Store = 2.7 sq m / 29 sq ft
 Total = 166.2 sq m / 1,788 sq ft

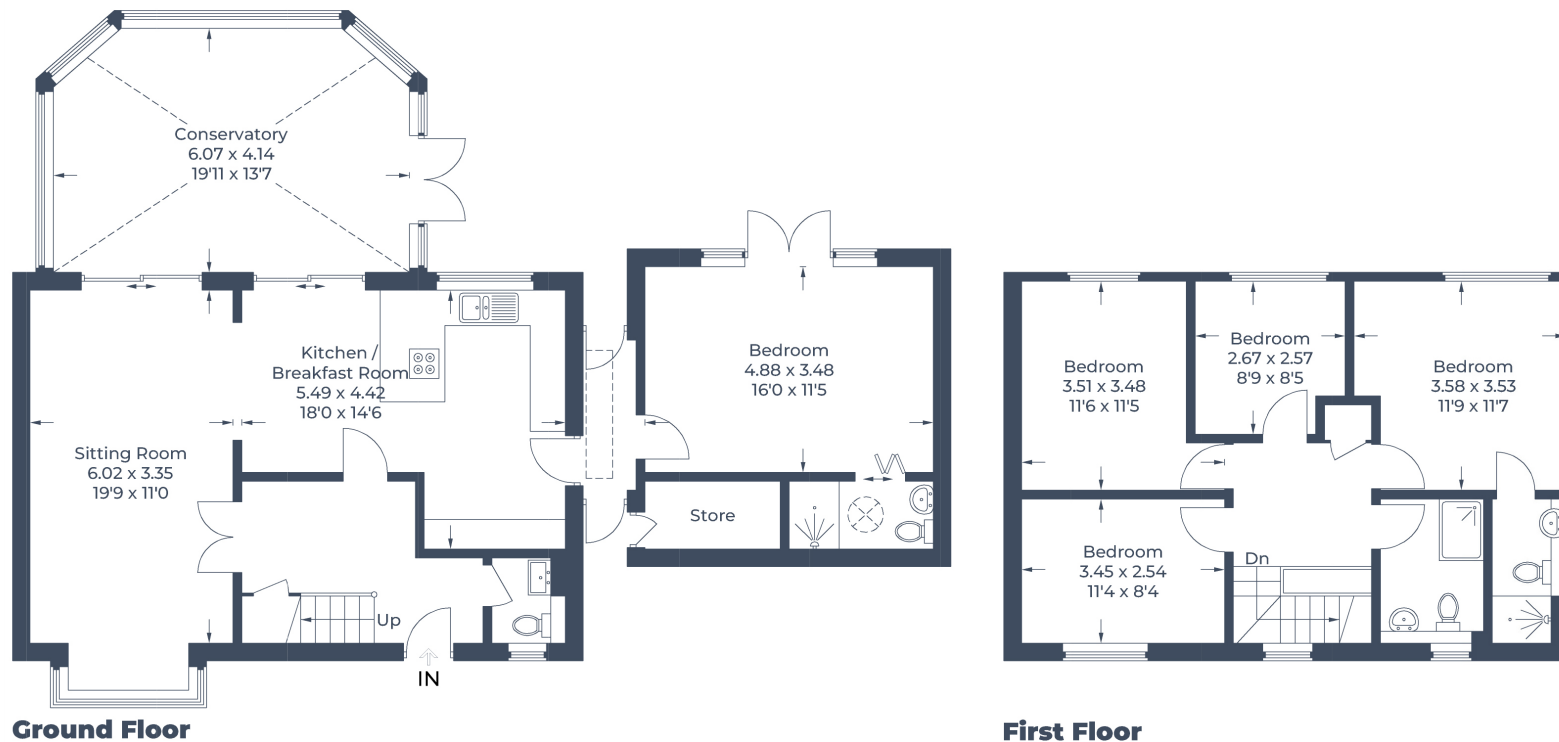


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Freehold. Council Tax Band F. EPC Rating C (73).