



# Lancaster Road

Hitchin,  
Hertfordshire, SG5 1PD  
Guide Price £550,000

country  
properties

Situated in a highly sought-after central location, this property is a charming two bedroom Victorian terrace house, beautifully combining period features with stylish modern living.

The ground floor offers a versatile layout, including a separate office ideal for home working alongside a spacious open-plan living and dining area, perfect for both relaxing and entertaining. This space flows seamlessly into a beautifully fitted kitchen, thoughtfully designed and enhanced by doors opening directly onto the rear garden, creating a wonderful indoor-outdoor connection.

Upstairs, the property features two well proportioned bedrooms, complemented by a stylish four-piece family bathroom, finished to a high standard.

Externally, the home enjoys a quaint front garden, while to the rear there is a generous garden with a decking area, ideal for outdoor dining and enjoying warmer months.

A delightful property in a central location, offering character, comfort, and convenience within easy reach of Hitchin's vibrant town centre.

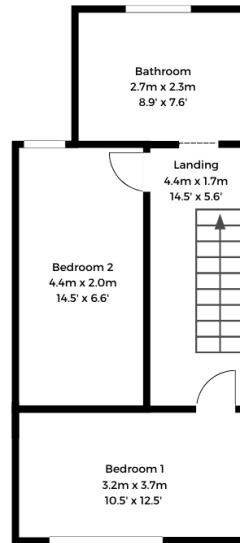
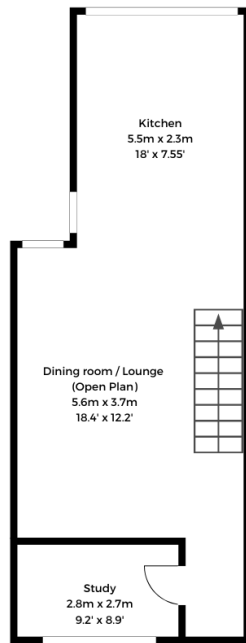
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Victorian terrace house
- Two bedrooms
- Highly sought-after area close to town centre
- Stylish open plan living dining and kitchen area
- Front and rear gardens
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 0.8 miles, 15 min walk to Hitchin train station (as per Google Maps)









**Approximate Internal Areas**  
 Ground Floor: 43 sqm / 463 sqft  
 First Floor: 35 sqm / 370 sqft  
 Total = 78 sqm / 840 sqft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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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