



# Lancaster Road

Hitchin,  
Hertfordshire, SG5 1PD  
Guide Price £695,000

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properties



A three bedroom semi-detached home with a generous garden and outstanding potential

Set in a well regarded residential area of Hitchin, Lancaster Road is a spacious and character filled three bedroom semi detached family home that offers a fantastic opportunity for buyers looking to modernise and personalise a home with excellent fundamentals.

The property has been extended to create generous living space, including two well proportioned reception rooms, a large kitchen, and a light filled conservatory that opens out to the substantial rear garden. Each space retains elements of its original charm, while also offering versatility for modern family life.

Upstairs, three bedrooms and a family bathroom provide practical accommodation, while outside, the exceptionally large rear garden is a true highlight, ideal for entertaining, gardening, or further extending the home (subject to planning permission).

With space, charm, and great potential, Lancaster Road offers a rare chance to create a bespoke family home in a popular Hitchin neighbourhood.

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.

- Semi detached home full of period character
- Three bedrooms with flexible living accommodation
- Two generous reception rooms
- Spacious kitchen and full-width conservatory
- Expansive and private rear garden
- Fantastic scope for modernisation and improvement
- Excellent location close to schools, shops, and town centre amenities
- 0.5 miles, 11 min walk to Hitchin town centre (as per Google maps)
- 0.9 miles, 20 mins walk to Hitchin train station (as per Google maps)

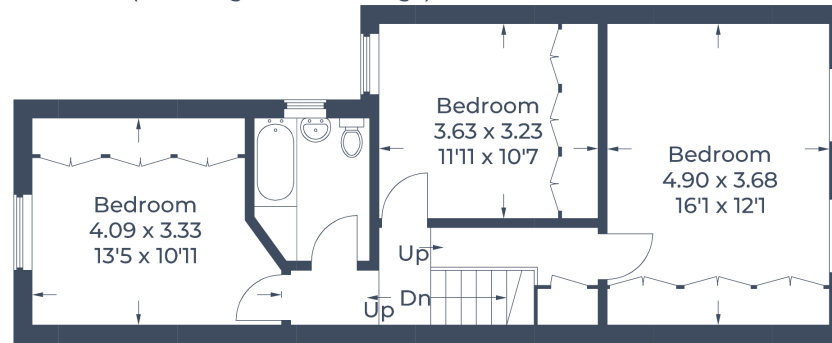




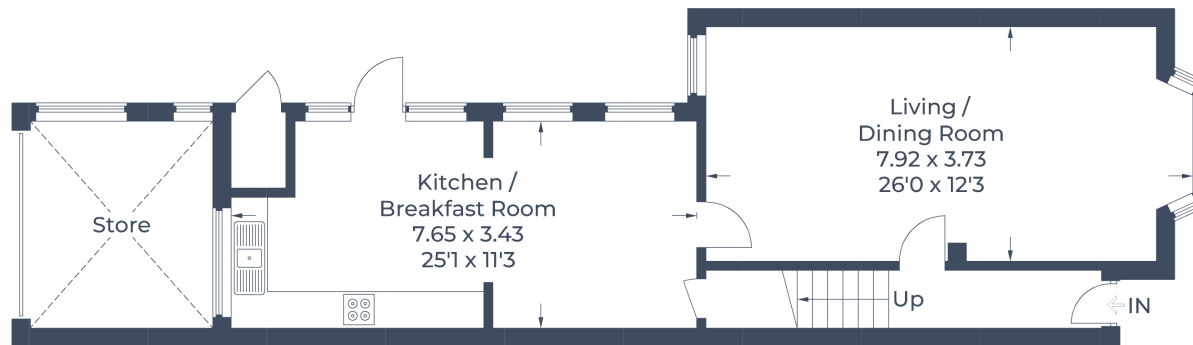




Approximate Gross Internal Area  
 Ground Floor = 62.2 sq m / 669 sq ft  
 First Floor = 56.0 sq m / 603 sq ft  
 Total = 118.2 sq m / 1,272 sq ft  
 (Excluding External Storage)



**First Floor**



**Ground Floor**

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		83
(81-91)	B		
(69-80)	C		63
(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	

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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