



# WEST HILL

Hitchin | Hertfordshire  
[www.stonegate-estates.co.uk](http://www.stonegate-estates.co.uk)





# WEST HILL

Introducing your dream family home in a sought-after location.

Nestled within the vibrant town of Hitchin, this impeccable, detached house is simply a family delight. Combining contemporary elegance with practicality, this property showcases an exceptional lifestyle that your family deserves.

The moment you step inside, you'll be captivated by the bright and breezy ambience, owing to the remarkable bifold doors that seamlessly connect the indoor and outdoor living spaces.

Enjoy the blissful convenience of an open plan layout, perfect for quality moments and making lasting memories with your loved ones.

Unleash your inner chef in the sleek, modern kitchen offering a range of integrated appliances and with a large central island, making meal preparation a pleasure.

Weave your way through this astonishing property and discover a lavish master bedroom, complete with a charming dressing area and a luxuriously appointed ensuite bathroom. Each of the additional three bedrooms are thoughtfully designed, with comfort and relaxation in mind.

For the growing family's storage needs, revel in the convenience of a dedicated utility room, whilst ample room is provided by the cloakroom. Appreciate the ease of a pristine family bathroom, perfectly suiting the demands of busy family weekday mornings.



## FEATURES

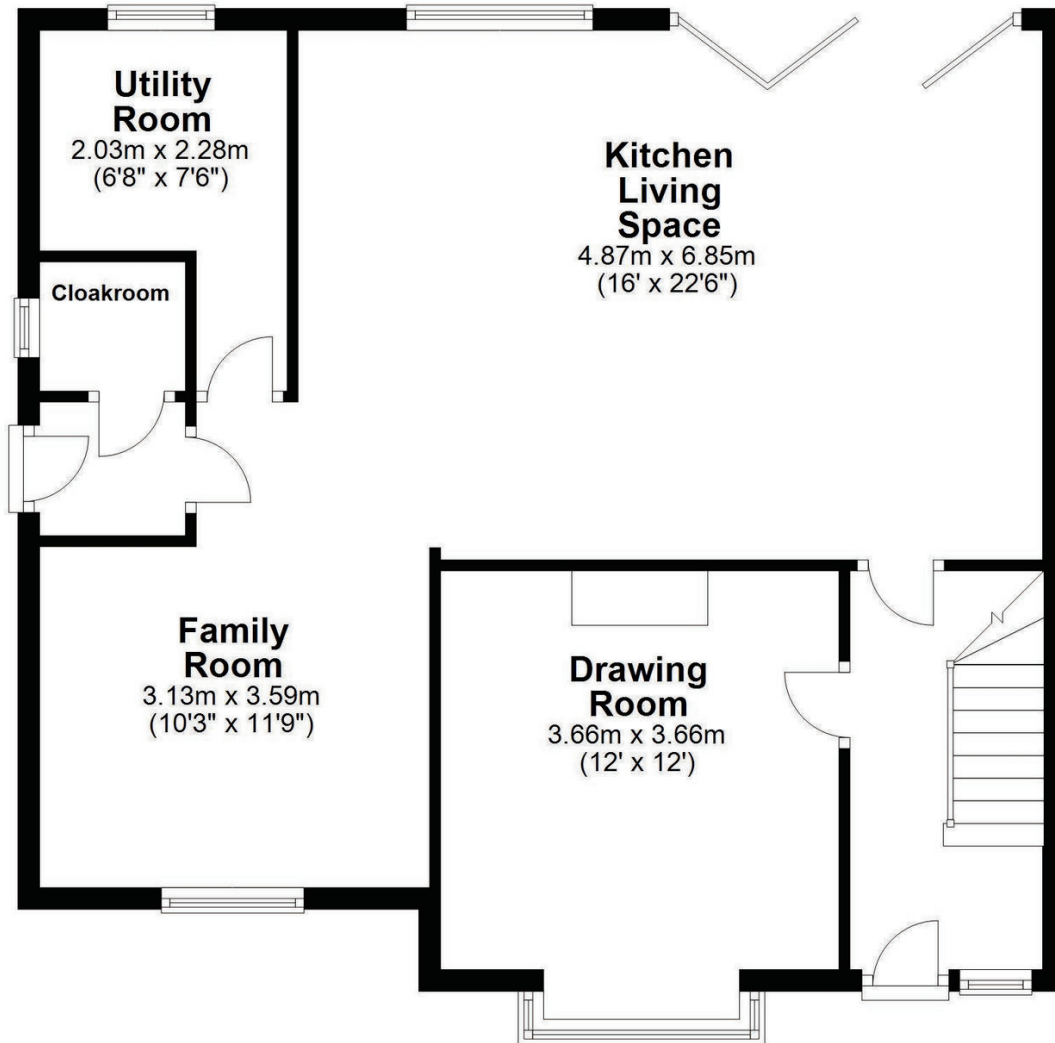
- Town Centre Location
- Four Bedroom Family Home
- En-suite to Master Bedroom
- Garden Room/Office

- Walking Distance to Train Station
- Off Road Parking
- Good School Catchment
- Open Plan Living



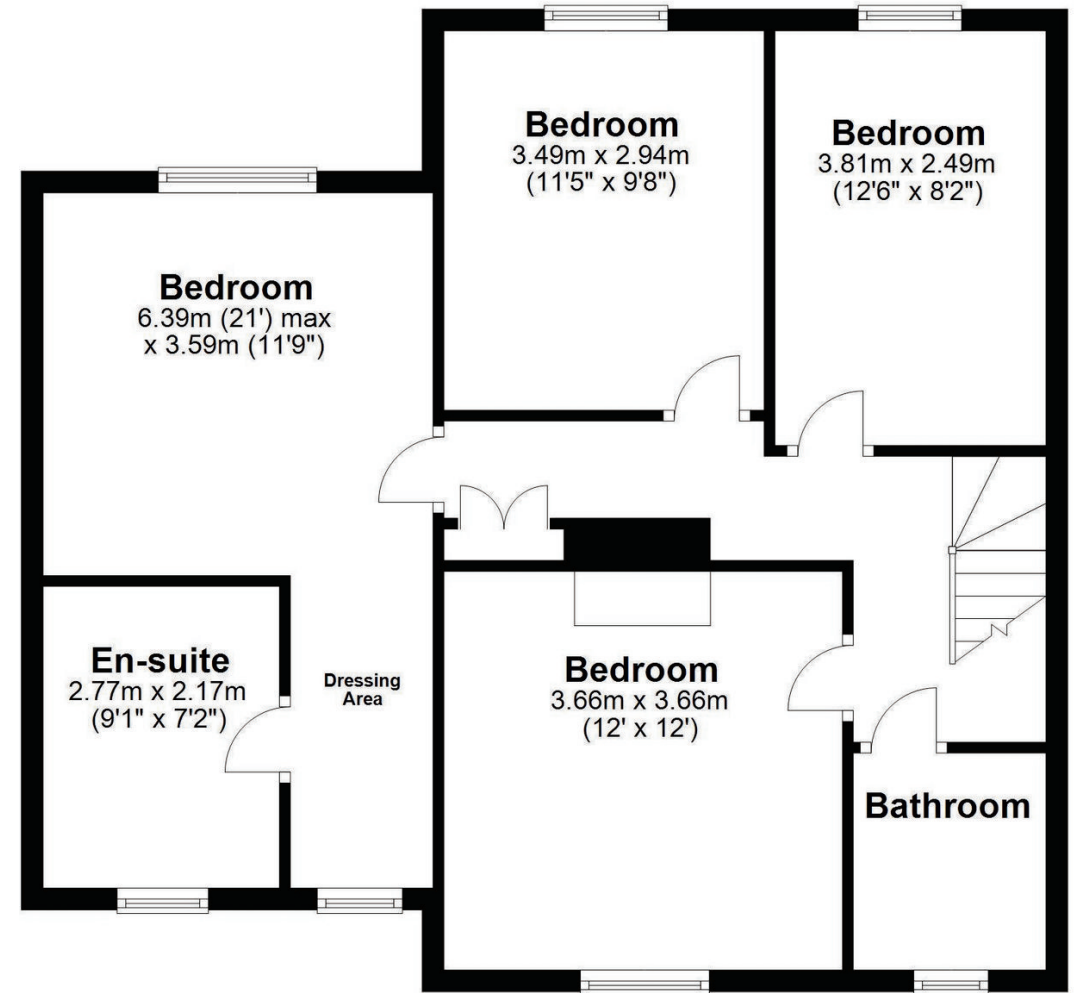
## Ground Floor

Approx. 77.5 sq. metres (833.9 sq. feet)



## First Floor

Approx. 71.3 sq. metres (767.8 sq. feet)



Total area: approx. 148.8 sq. metres (1601.7 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.

Plan produced using PlanUp.



Parking worries have been catered for thanks to the generously sized driveway capable of accommodating two to three cars. Furthermore, there are landscaped gardens to the rear of the property, inviting as your private oasis of tranquillity, while offering a safe haven for the little ones to frolic around freely.

This property proudly presents a delightful garden office for those in need of a peaceful workspace, enabling you to successfully manage any work commutes from the comfort of your own home. And let's not forget the prime location!

Situated within a stone's throw of the esteemed Waitrose, you'll find every essential at your fingertips. With the vibrant town centre and train station within walking distance, your daily commute will become an absolute breeze.





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But truly, it's not just the convenience that makes this location special. Find solace knowing your children will benefit from being within a good school catchment area, nurturing their budding curiosity and setting them up for a bright future.

To truly appreciate the splendour of this family haven, we cordially invite you to view this exceptional property. Your dreams of the perfect family home can become a reality – make this house your forever home today!





#### GENERAL

Guide Price £1,175,000

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Additional:

Train Station - 1.4 Miles

London - 37.9 Miles

Town Centre: 0.2 Miles

Luton Airport: 9.3 Miles

(Via Google)





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