



Symonds Road, Hitchin Offers in Excess of £350,000

No onward chain - fewer moving parts, quicker decisions and a cleaner path from offer to keys | Spacious living area – plenty of room for both a lounge and dining setup without it feeling crowded | Kitchen with garden access – space for a full refit or open-plan redesign, with light and flow that make it easy to modernise | Two genuine doubles – proper bedrooms with room for wardrobes and furniture rather than just a bed | Functional bathroom – ready to use, with simple scope for a modern upgrade | Driveway parking – keeps cars off the road and makes day-to-day life easier, with visitor parking close by | Generous garden – more outdoor space than most, catching light from multiple angles and offering room to relax or plan future changes | Quiet cul-de-sac – no through traffic and a settled, community feel, ideal for first-time buyers or downsizers | Great setting – about a 20-minute walk to Hitchin's town centre and station, with local schools, green spaces and countryside paths nearby



This end-of-terrace home sits at the far end of a quiet cul-de-sac on a generous corner plot, giving it a sense of privacy and space that's not easy to find this close to town. With a side driveway, wraparound garden and a layout that already works well, it's a great foundation for anyone wanting to modernise a home rather than compromise on size or position.

The living space is larger than you might expect, with room for both a sofa setup and a dining area without it feeling like one has to give way to the other. Natural light fills the room through a wide front window, and the proportions lend themselves perfectly to modern furniture and future styling.

The kitchen overlooks the garden and has enough width to take a refit or redesign comfortably. There's space for full-height appliances, good natural light, and a door leading directly outside — ideal if you're thinking of extending or just want easy access for morning coffee or summer meals outdoors.

Both bedrooms upstairs are doubles with space to properly furnish, and the bathroom, while functional, is ready for updating. It's a home that will respond quickly to modernisation, rewarding anyone looking to add value and style in a great location.

The garden extends to the side, offering a surprising amount of outdoor space — ideal for seating areas, planting, or even a future extension if you choose. It's private, well screened, and gets plenty of sun through the day.

Own a car or two? The driveway to the side keeps parking simple and secure, with space for visitors nearby and the added benefit of no passing traffic.

Symonds Road is one of those Hitchin streets where things feel settled — a mix of long-term residents and newer arrivals who appreciate the town’s quieter corners. You’re within easy reach of the High Street, Market Place and The Square for cafés, shops and weekend markets, and Hitchin station connects you directly to King’s Cross and St Pancras in under 35 minutes. It’s a location that balances community, green space and commuter convenience, all within a walk or short drive.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

| GROUND FLOOR

Living room: Approx 13' 4" x 9' 10" (4.07m x 3.00m)

Kitchen / Diner 12' 11" x 8' 10" (3.94m x 2.69m)

| FIRST FLOOR

Bedroom One: Approx 10' 1" x 9' 9" (3.07m x 2.96m)

Bedroom Two: Approx 12' 4" x 6' 5" (3.77m x 1.95m)

Bathroom: Approx 6' 3" x 6' 3" (1.91m x 1.91m)

| OUTSIDE

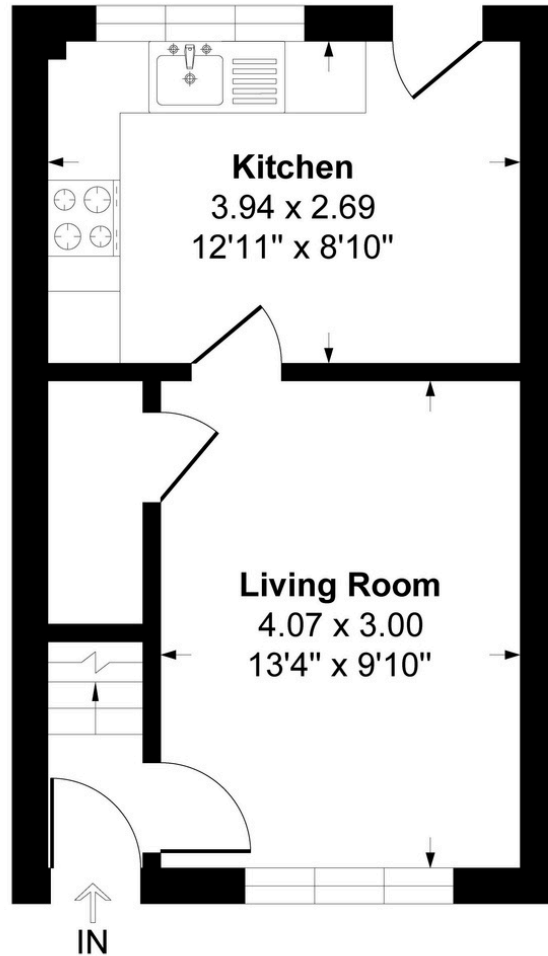
Driveway providing off road parking

Enclosed rear garden with gated access to the side



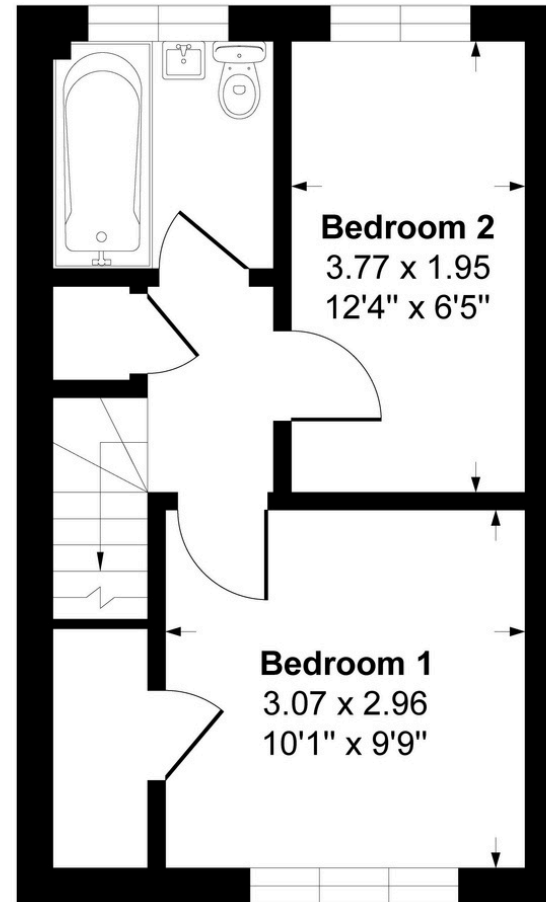
Ground Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 54.4 sq. metres (586.1 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		