



## Hollow Lane

46 Hollow Lane | Hitchin | Hertfordshire | SG4 9SD  
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# HOLLOW LANE

## Property Description

Viewings to commence Friday 27th February 2026

Welcome to this beautifully improved, detached chalet style home, perfectly positioned just moments from the vibrant town centre, mainline station, and excellent schools catering to all age groups. Nestled in a sought-after location and approached via steps from Hollow Lane, this stunning property enjoys elevated views over the picturesque green expanse of Windmill Hill and the bustling Town Centre beyond, offering a truly unique and desirable living experience.

Inside, the home effortlessly balances space and style across three generously sized bedrooms, two modern shower rooms (one ensuite), and versatile reception rooms. The wide entrance hall greets you warmly and leads through to a cloakroom for added convenience. A particular feature is the refitted Shaker style kitchen with stone effect worktops, complete with a classic Aga stove, traditional AEG oven and gas hob plus adjoining utility room. From here, light flows seamlessly into the open-plan sitting room, where a charming log burner creates a cosy atmosphere. The dining area within this generous living space is ideal for hosting family dinners or casual gatherings with friends.

In addition to the reception rooms, you will find a separate study/play room, providing flexible space to work from home, enjoy hobbies, or create a dedicated play area for children. The two modern shower rooms have been thoughtfully refitted, with walk-in shower cubicles adding a touch of luxury and practicality.

Externally, there is a single garage and additional off-street parking, ensuring space for multiple vehicles and ease of access. A gated rear vehicular access from Kershaws Hill adds additional parking and access options. The property also benefits from gas central heating via radiators, ensuring warmth throughout the seasons.

Whether you're entertaining in the spacious reception rooms, working quietly in the study, or enjoying the breath taking views over the open green landscape and bustling town below, this home offers a perfect blend of comfort, functionality, and style. With its excellent transport links, superb schooling options nearby, and close proximity to the town's amenities, this property is a fantastic opportunity for busy families seeking a welcoming and well-appointed home in a prime location.

Don't miss the chance to make this exceptional detached house your new family home. Contact us today to arrange a viewing and experience all that this wonderful property has to offer.

**£685,000 Freehold**





Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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- Refitted Shaker style kitchen with Aga and Utility
- Separate Study/play room
- Refitted ensuite and main shower room with walkin in shower cubicles
- Gas radiator central heating
- Well placed for the town centre, station and good schools covering all age ranges
- Gated rear vehicular access from Kershaws Hill
- Approached via steps from Hollow Lane
- Three Bathrooms
- Stunning elevated views over the attractive open green space of Windmill Hill and the Town Centre.
- Garage and additional off road parking

EPC Rating: E

## Stonegate Estate Agents

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