



Manton Road

Hitchin, Hertfordshire, SG4 9NP



Occupying a substantial and private corner plot is this three-bedroom semi-detached home offering a rare opportunity to secure a property with significant potential in a highly sought-after neighbourhood. While the interior would benefit from some updating and refitting, it provides a fantastic "blank canvas" for a family looking to create their dream home.

The ground floor features two versatile reception rooms, both flooded with natural light from large windows, creating a bright and airy atmosphere for relaxing or entertaining. The kitchen is well-proportioned, offering space for family meal prep and daily life. Upstairs, you'll find three well-sized bedrooms, each with great storage potential, served by a clean and functional family bathroom.

One of the home's standout features is its impressive corner position. The expansive garden to the side offers excellent privacy and, in our opinion, presents an incredible opportunity to extend and develop the property (subject to the usual planning consents). The rear garden is perfect for gardening enthusiasts and a safe play for children, or summer hosting.

The property includes a private garage and off-street parking, a must-have for busy families.

Situated on the desirable south side of town, the house is perfectly placed within the catchment area of highly-regarded schools for all ages. With local shops, parks, and excellent transport links just moments away, it offers the perfect balance of a quiet residential feel with easy access to everything you need.

Early viewing is highly recommended to appreciate the space and potential on offer.



Offers in Excess Of £500,000

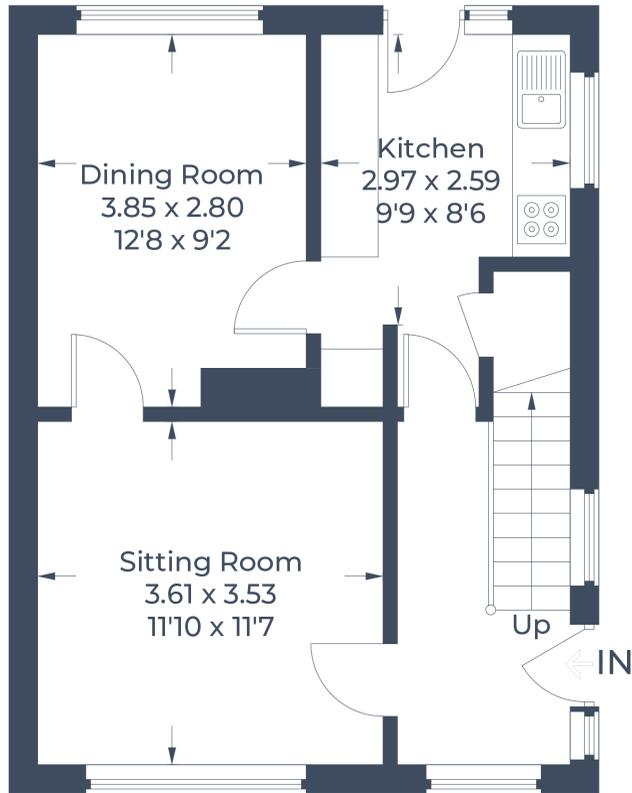




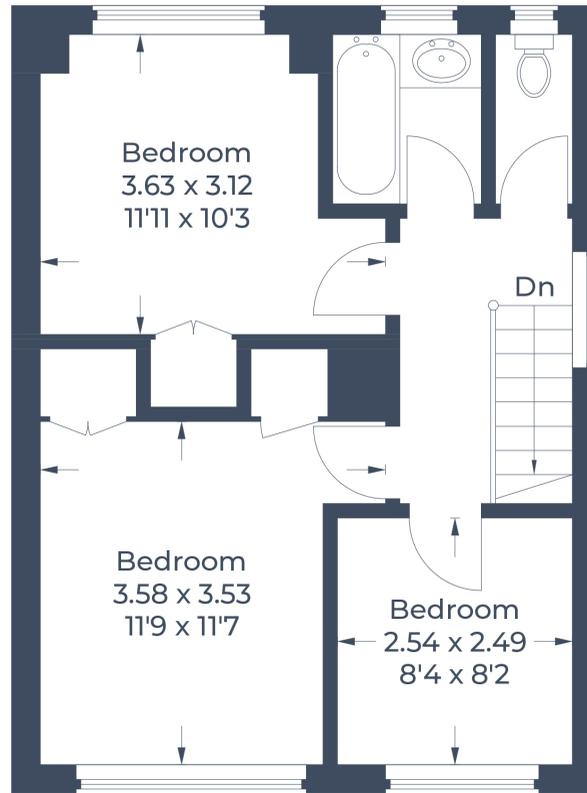




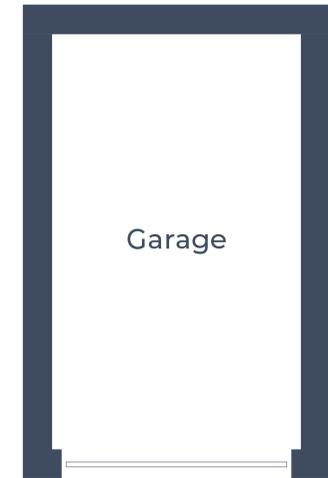
Approximate Gross Internal Area
 Ground Floor = 42.1 sq m / 453 sq ft
 First Floor = 41.9 sq m / 451 sq ft
 Total = 84.0 sq m / 904 sq ft
 (Excluding Garage)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Freehold. Council Tax Band D. EPC Rating C (70).



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