



Alexandra Road

Hitchin,
Hertfordshire, SG5 1RB
Guide Price £525,000

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A characterful and well positioned three bedroom semi detached home, offering generous living space, period charm and a superb location just moments from Hitchin train station and within easy reach of the town centre.

The ground floor begins with a welcoming entrance hall, leading into a bright and inviting living room. A classic bay window and an attractive fireplace create a warm focal point. The separate dining room provides a natural flow through to the kitchen. The kitchen offers good workspace and storage, complemented by a useful rear lobby. Completing the downstairs accommodation is a well appointed four piece bathroom suite. Upstairs, the property features three spacious double bedrooms, each filled with natural light and character. From the landing, a further staircase rises to a loft room, offering additional space for an office, hobby room or storage.

To the rear, a private and fully enclosed garden is predominantly laid to lawn and benefits from convenient side access. Backing directly onto Ransoms Recreation Ground, the garden enjoys a tranquil, open outlook with an exceptional sense of space and greenery, remarkably close to the station.

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 character home
- Three spacious bedrooms
- Additional loft room
- Private and enclosed rear garden
- 0.6 miles, 13 mins walk to Hitchin town centre (as per Google Maps)
- 0.5 miles, 11 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 53.6 sq m / 577 sq ft
 First Floor = 38.8 sq m / 418 sq ft
 Second Floor = 21.8 sq m / 235 sq ft
 Total = 114.2 sq m / 1,230 sq ft



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		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	42	
(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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