



2 Bedrooms



1 Bath/Shower Room



2 Reception Rooms



On Street Parking



Private Garden



EPC Band D

Council Tax
Band C - £1,952.68 (2024/25)
Local Authority
North Hertfordshire Council

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Water Lane, Hitchin, SG5 1TX
Guide Price £465,000 Freehold

Water Lane, Hitchin

This stunning Victorian two-bedroom terrace home offers the perfect blend of timeless charm and modern living. Conveniently located, it features characterful period details alongside contemporary fittings, complemented by a beautifully established rear garden.

- Characterful features
- Walking distance to town and station
- Contemporary finish
- Two bedrooms
- Modern kitchen
- Upstairs bathroom
- Landscaped rear garden

Description

This beautifully presented two-bedroom Victorian terrace home is ideally situated within walking distance of Hitchin train station, the town centre, and local amenities, while also falling within sought-after school catchments. The property combines charming character features with modern fittings to create a warm and inviting space.

Upon entering, the home opens to two reception rooms that flow seamlessly into a stylish modern kitchen, complete with access leading to the rear garden.

Upstairs, you'll find two well-appointed bedrooms and a stunning family bathroom. A staircase leads to a versatile loft room with eaves storage, offering additional space to suit your needs.

The rear garden has been thoughtfully landscaped, featuring a variety of mature plants, shrubs, and trees, along with a block-paved patio area that's perfect for relaxing or entertaining outdoors. Please note that the neighbouring property retains a right of access across the rear garden for bin refuse.

Location

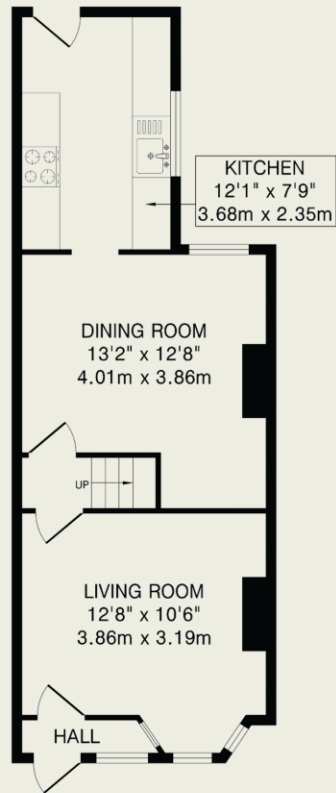
Water Lane is ideally situated within easy reach of both the town centre and the mainline train station, offering a fast service to London's Kings Cross in approximately 28 minutes, an excellent option for commuters. Furthermore, its location falls within the catchment area of some of the area's most highly regarded schools, enhancing its appeal for families.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



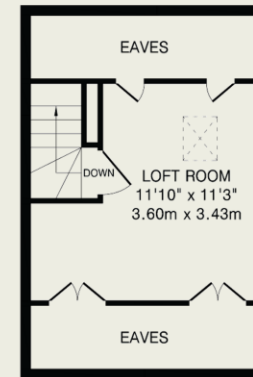
Ground Floor

419 sq.ft.(38.9 sq.m)approx.



First Floor

302 sq.ft.(28.1 sq.m)approx.



Second Floor

133 sq.ft.(12.3 sq.m)approx.

TOTAL FLOOR AREA: 854 sq.ft.(79.3 sq.m)approx.

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