



26 Highover Way

, Hitchin, SG4 0RF

Guide price £475,000



## 26 Highover Way

, Hitchin, SG4 0RF

Guide Price £475,000 - £485,000

Located in Hitchin is this mid terraced, four bedroom family home.

Step inside this bright and welcoming home, where a spacious entrance hall leads to both the lounge and dining room. The lounge is generously sized, featuring a large window that offers lovely views out to the garden. At its heart, a characterful fireplace with a log burner creates a cosy and inviting space the whole family can enjoy.

The dining room is positioned at the front of the property, benefiting from a large bay window that floods the room with natural light. A second log burner adds warmth and charm, while the room easily accommodates a large dining table, perfect for family meals or entertaining guests. Adjacent to the dining area, the kitchen is fitted with classic cream shaker-style units and provides space for a freestanding dishwasher and fridge freezer.

Beyond the kitchen, a conservatory offers additional versatile living space, complete with a convenient shower room and separate storage facilities.

Upstairs, there are four well-proportioned bedrooms. Bedroom one enjoys dual windows with delightful views over the garden, while bedrooms two, three, and four all benefit from built-in storage cupboards. The stylish three-piece family bathroom is finished with modern marble-effect tiling, a vanity sink, and a waterfall shower over the bath.



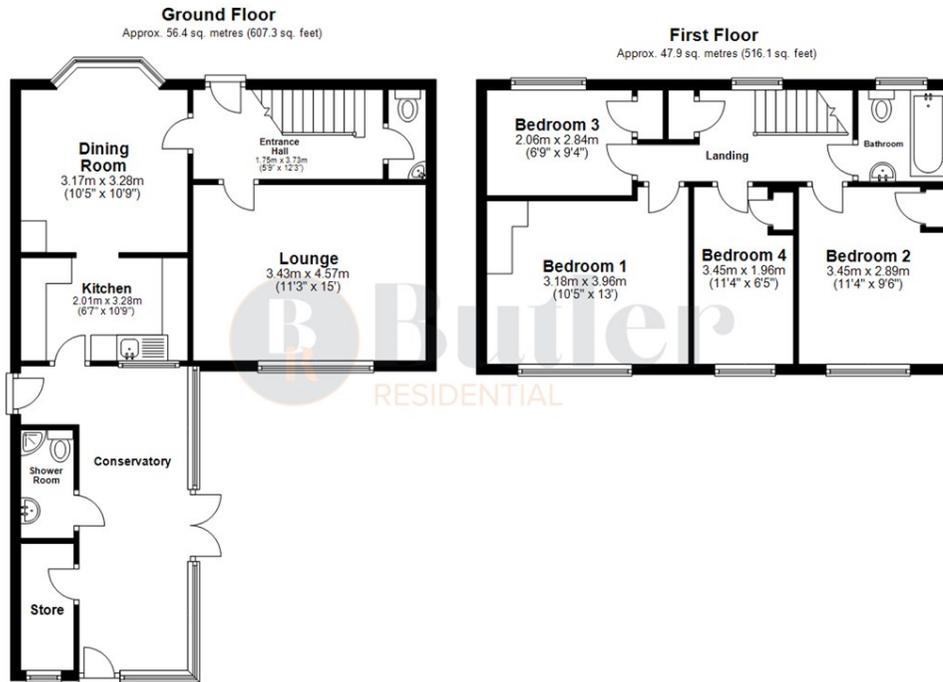


Outside, the south-east facing garden is a suntrap, featuring a spacious patio area, ideal for outdoor furniture and summer dining. Raised sleeper borders with steps lead up to a neatly maintained lawn, complemented by a shed, greenhouse, and space for a vegetable patch, perfect for those keen on growing their own produce. To the front, a well-kept lawn with shrub borders and a pathway leads to on-street parking.

Area



## Floor Plan



Total area: approx. 104.4 sq. metres (1123.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error or omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Viewing

Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

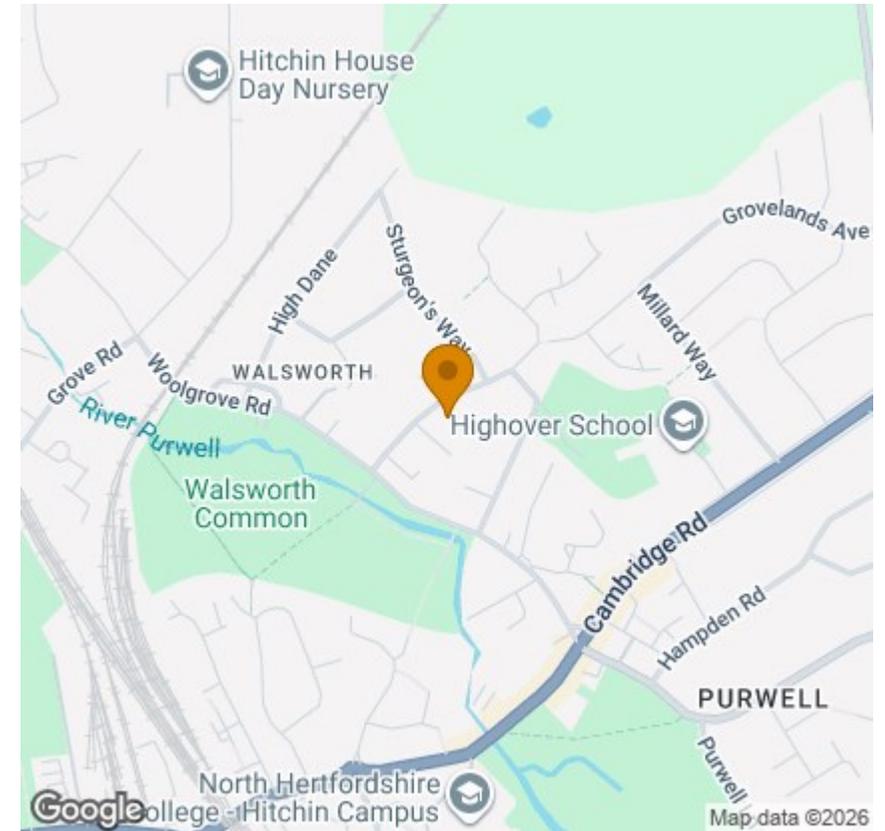
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

**Tel:** 01438 584400

**Email:** hello@butlerresidential.co.uk

## Area Map



## Energy Efficiency Graph

