



Affitto Estate Agents proudly presents this beautifully renovated 3-bedroom semi-detached home, perfectly located just off Nightingale Road in the heart of Hitchin. Spread over three floors and finished to an exceptional standard, this property offers a stylish and flexible layout, ideal for modern living.

On the ground floor, you'll find a sleek and spacious kitchen with ample storage, integrated appliances, a kitchen breakfast area to store your toaster etc and stylish finishes throughout. Just off the kitchen is a well-designed utility room, housing the washing machine and boiler, as well as a downstairs W/C for added convenience.

The first floor features a large living room with wooden flooring and plenty of natural light, creating the perfect space to relax or entertain. A well-sized double bedroom and a contemporary family bathroom are also located on this floor, offering flexibility for families, guests, or working from home.

The top floor hosts two further double bedrooms, including the impressive master suite. This luxurious room boasts a designer en-suite with a freestanding bath, floor-mounted tap, separate shower, and modern tiling, giving a boutique hotel-style finish.

Throughout the property, every detail has been considered - from the high-spec fixtures and fittings to the stylish herringbone flooring and marble-style tiles in the bathrooms.

Externally, the home benefits from a rear garden with a paved area ideal for outdoor dining or entertaining. To the front, there is a private garage, providing secure additional parking or useful storage space.

Located within easy reach of Hitchin town centre, reputable schools, and excellent transport links, this home offers the perfect blend of convenience, luxury, and practicality.

Viewings are highly recommended – contact us today to arrange yours!

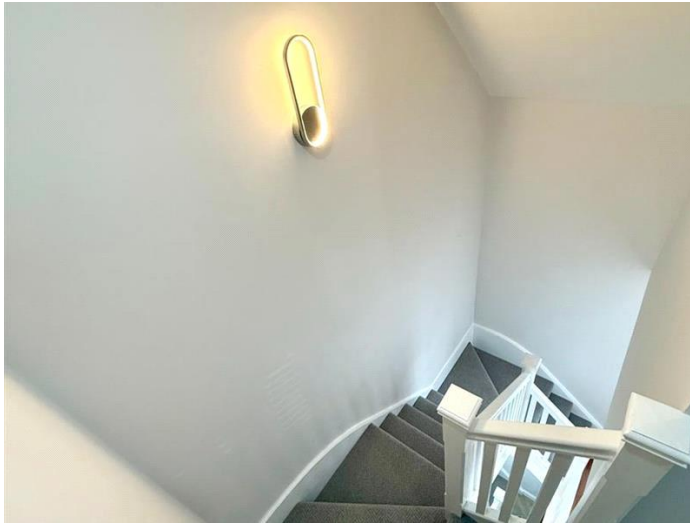
Council Tax Band: E

Deposit: £2,278.84

Holding Deposit: £455.76


Parking options: Driveway, Garage

Garden details: Enclosed Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.