



2 HIGH VIEW HITCHIN



2 High View

Hitchin

Hertfordshire SG5 2HL

Guide Price £950,000

A large detached five bedroom family style home that occupies a private corner plot on the Western edge of town.

Available for the first time in 31 years, this rarely available home enjoys excellent access to attractive neighbouring countryside and Hitchin's vibrant town centre. Within close proximity are a number of highly regarded schools covering all age ranges and for those interested in sports, both Hitchin Hockey and Cricket Clubs are a short distance away.

This property offers a versatile arrangement of living accommodation. Originally it was built in the 1950s as a three bedroom detached house that was then substantially extended and remodelled in the 1960s to include an annex with a balcony and ample garaging. Today the property features 4/5 bedrooms, two bathrooms, two reception rooms, a kitchen, utility and a large home office/playroom. The property in our opinion could easily be restored back to its original configuration for those requiring a separate annex or a substantial home office.

The carriage driveway provides off street parking for a number of cars and access to good sized integral garage.

Internal viewing highly recommended to fully appreciate this fine family home.

Viewings:

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance door opening to:-

Reception Hall 4.83m x 1.83m (15'10" x 6'0")

Stairs to first floor with glass safety panels. Dark oak effect flooring. Radiator. Dual aspect double glazed windows.

Doors to:-

Dining Room 3.81m x 3.30m (12'6" x 10'10")

Oak effect flooring. Central brick fireplace with fitted cupboards to either side. Picture rails. Coved ceiling.

Radiator. Double glazed window to rear. Double glazed door to raised deck sun terrace.

Lounge 4.70m x 3.35m (15'5" x 11'0")

Oak effect flooring. Fireplace with marble surround and gas fire (not tested). Radiator. Picture rails. Dual aspect double glazed windows. Doorway to lobby with stairs to annexe and door to Dining Kitchen.

Dining Kitchen 4.34m x 2.74m (14'3" x 9'0")

Fitted with a range of light oak shaker style floorstanding and wall mounted units. Rolled edge worksurfaces. Integrated dishwasher (not tested). Integrated gas hob with extractor over (not tested). Eye level double oven (not tested).

Stainless steel sink unit. Wall mounted gas fired boiler (not tested). Double glazed window to rear. Arch doorway with step down to:-

Utility/Rear Lobby 4.06m x 2.44m (13'4" x 8'0")

Three cupboards. Space and plumbing for washing machine. Door to front. Door and window to rear.

Office/Playroom 6.45m x 4.01m max (21'2" x 13'2" max)

Radiator. Double glazed window and patio door to the rear garden. Door to Garage.

ON THE FIRST FLOOR

Landing

Two double glazed window to front. Loft access hatch.

Doors to:-

Bedroom One 4.27m x 3.66m (14'0" x 12'0")

Radiator. Picture rails. Triple aspect room with door to balcony.

Bedroom Two 4.27m x 3.51m (14'0" x 11'6")

Including a range of fitted wardrobes, locker cupboards and airing cupboard. Radiator. Picture rails. Dual aspect double glazed windows.

Bedroom Three 5.38m x 2.31m (17'8" x 7'7")

Plus fitted cupboard. Split level floor. Washbasin. Two radiators. Two double glazed windows to rear.

Bedroom Four 3.71m x 2.64m (12'2" x 8'8")

Washbasin. Radiator. Double glazed window to rear.

Bedroom Five 4.27m x 3.35m (14'0" x 11'0")

Radiator. Full width doors opening on to the balcony. Presently used a first floor Family Room

Shower Room

Fitted with a white suite comprising fully tiled shower cubicle, low level W.C and washbasin. Towel radiator. Tiled walls. Tiled floor. Window to front.

Bathroom 2.31m x 1.93m (7'7" x 6'4")

Refitted with a white suite comprising bath with shower over (not tested), washbasin and low level W.C. Towel radiator. Tiled floor. Tiled walls. Double glazed window to rear.

OUTSIDE

At the Front

Blockpaved carriage driveway providing off-street parking for several cars leading to an integral Garage. Covered recess area for bins. Open plan corner lawned garden area. Gated access to the rear.

Rear Garden

The rear garden extends to approximately 70ft wide and wraps around the side of the house. Mainly laid to lawn with mature trees and shrub borders. Large raised sun deck to the side.

Pergola and raised area to the rear of the Playroom. Garden store.

Garage 4.88m x 2.90m (16'0" x 9'6")

Inspection pit. Up and over vehicular entry door.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band F. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

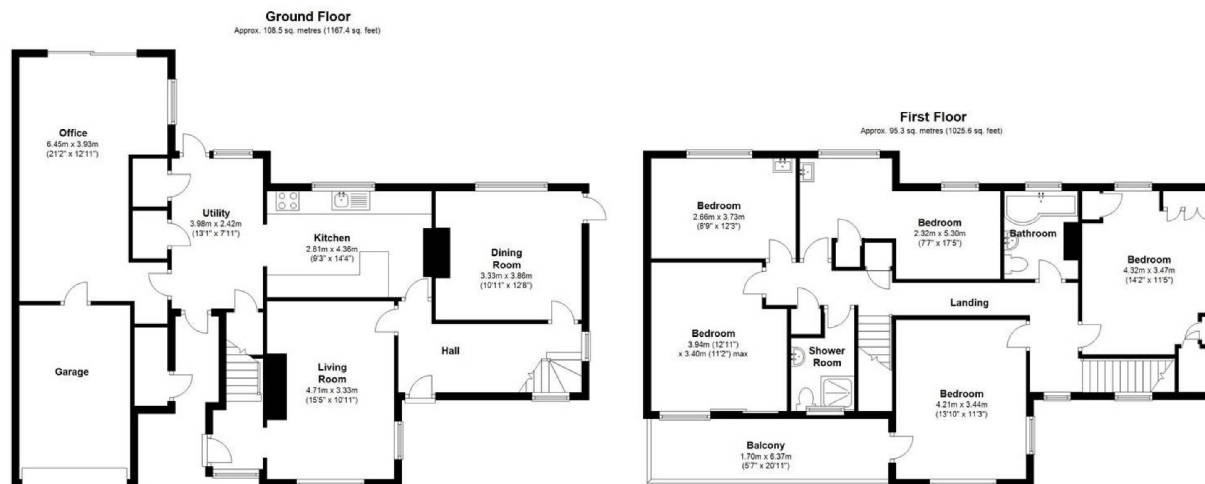
Current E; Potential D.

FLOOR AREA

Approx 190sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.



Total area: approx. 203.7 sq. metres (2193.1 sq. feet)