



BRAEMAR LODGE, 47 LONDON ROAD
HITCHIN



Braemar Lodge
47 London Road
Hitchin
Hertfordshire SG4 9EW

Guide Price £850,000

FOR SALE BY INFORMAL TENDER - DEADLINE: 12 NOON,
MONDAY 16TH APRIL 2018.

An exceptional opportunity to acquire a grand, two storey, double fronted Edwardian detached residence set well back from London Road on the sought after southern edge of Hitchin. Many authentic period features remain and the property exudes the style and elegance of the Edwardian era.

Occupying a wide plot extending to 0.12 hectare (0.3 acre) the property requires significant sympathetic restoration and refitting to return this magnificent home to its former glory. In our opinion it also has enormous scope to extend and further develop subject to the usual consents.

It is impossible within the scope of these details to fully furnish prospective purchasers with the complete information on this unique property however as the vendors sole agents we would be delighted to discuss matters arising from them with any genuinely interested parties.

Viewing essential and strictly by appointment.

Viewings:

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Covered entrance porch with tiled floor. Original entrance door with leaded light panelling with matching leaded light side panels opening to:-

Entrance Hall

Staircase to first floor with painted turned ballustrades and wooden handrail. Cupboard beneath. Radiators. Deep skirtings. Dado rail. Moulded coved ceiling. Door to Dining Room.

Dining Room 4.27m x 3.66m (14'0" x 12'0")

Plus wide square bay window to front. Red brick fireplace with tiled hearth, display niche and mantle. Wall light points. Radiator. Deep skirtings. Moulded coved ceiling and ceiling rose.

Lounge 8.66m x 4.27m (28'5" x 14'0")

Formerly two rooms. Including two separate fireplaces with painted mantles, brick insets and tiled hearths. Deep skirtings. Picture rail. Moulded coved ceiling and ceiling roses. Radiators. Square bay window to front. Attractive bay window with double casement doors to patio and rear garden. Pantry cupboard housing meters with window to side.

Breakfast Kitchen 5.64m x 3.05m (18'6" x 10'0")

Fitted with a range of units comprising base cupboards with drawers and wall mounted cupboards with display shelving. Ample worksurfaces. Bosch four burner gas hob unit (not tested). New World oven (not tested). Double drainer stainless steel sink unit with mixer taps over. Space and plumbing for washing machine. Part tiled walls. Laminate flooring. Coved ceiling. Radiators. Windows to side. Door to:-

Rear Lobby

Providing access to the patio area and separate door to the driveway. Brick built storage areas currently used as a Cloakroom and separate Boiler Room.

ON THE FIRST FLOOR

Half Landing

Door to:-

Cloakroom

Fitted with W.C and corner washbasin. Part tiled walls. Window to rear.

Landing

Access to loft space. Radiator. Doors to:-

Bedroom One 4.88m x 3.91m (16'0" x 12'10")

Deep moulded skirtings. Picture rail. Coved ceiling. Radiator. Plus attractive bay window to rear overlooking the patio and rear gardens.

Bedroom Two 3.99m x 3.63m (13'1" x 11'11")

Deep moulded skirtings. Picture rail. Coved ceiling. Radiator. Built-in wardrobe cupboard. Plus attractive bay window to front.

Bedroom Three 4.29m x 3.66m (14'1" x 12'0")

Deep moulded skirtings. Picture rail. Coved ceiling. Radiator. Plus bay window to front.

Bedroom Four 3.07m x 2.18m (10'1" x 7'2")

Plus entrance recess. Built-in storage cupboards and door to large walk-in eaves storage room. Deep moulded skirtings. Picture rail. Coved ceiling. Radiator. Window to side.

Bathroom

Fitted with a suite comprising panelled bath with shower attachment over (not tested), washbasin inset in vanity unit. Tiled walls. Coved ceiling. Window to side.

OUTSIDE

Outbuildings

Precast sectional concrete single garage. Timber framed and part clad storage building with corrugated sheet roof.

Front Garden

Gravelled driveway from London Road to the garage and forecourt area providing parking for a large number of vehicles. Remainder of the front garden area laid to lawn with inset flower and shrub borders.

Rear Garden

Patio area adjoining the house, remainder laid to lawn with mature borders. Total plot approaching 1/3rd acre.

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 G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

TBA

FLOOR AREA

Approxsqm. 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.

INFORMAL TENDER DATE

All offers must be received in writing in a sealed envelope clearly marked with the property address and must be received by 12 noon on Monday 16th April 2018.

INFORMAL TENDER

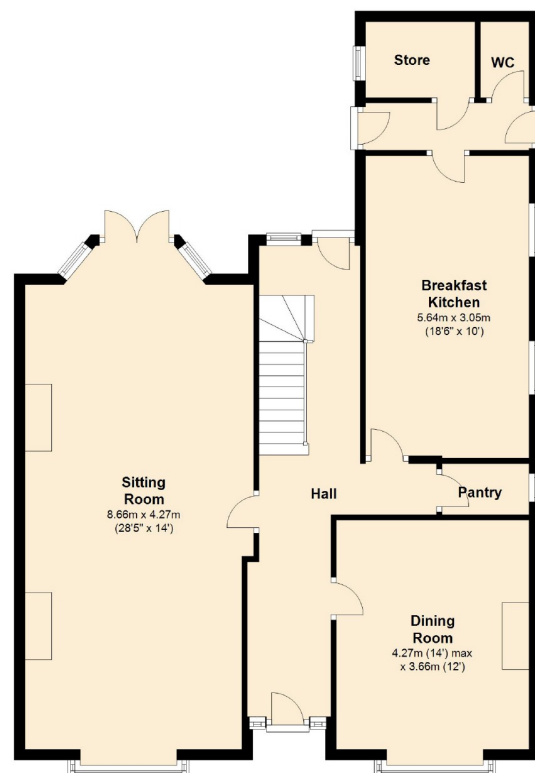
All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered.

Prospective purchasers are permitted to submit one or more offers on the property. The Vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of this property by Informal Tender does not restrict the Vendor from considering any pre-tender offers or from withdrawing the property from the Tender process prior to the Tender date.

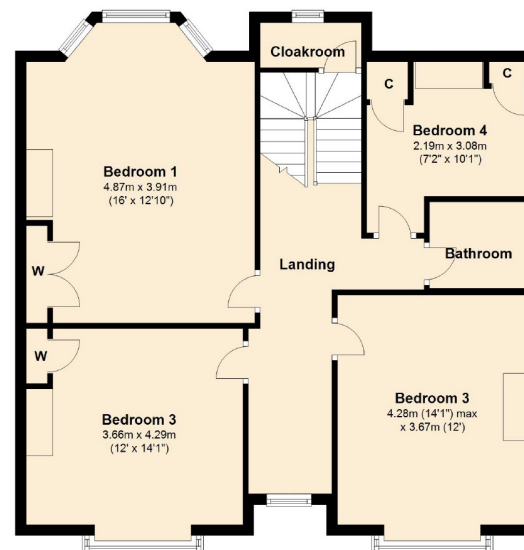




Ground Floor



First Floor



Braemar Lodge, London Road, Hitchin