



26 CHILTERN ROAD
HITCHIN



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Hitchin
Hertfordshire SG4 9PL

Guide Price £1,250,000

A beautifully presented Edwardian villa style home located in one of Hitchin's most sought after tree lined Avenues. This attractive bay fronted property seamlessly blends modern conveniences with authentic period features to create a home of extended, elegant proportion in a superb location for walking to the mainline station, the historic town centre and good schools for all ages.

The high ceilings, spacious entrance hall and period fireplaces bring a grandeur to the spacious four bedroom, four reception room accommodation while the laundry room, cellar and two first floor bathrooms are both useful and well fitted.

Externally there is a much prized off street parking space and garage, a rare commodity in this popular location. Gardens to the front and rear including an overground swimming pool provide a private and relaxed space with the benefit of a back drop of mature trees.

Viewing essential to appreciate the location, accommodation and general ambience of this unique family home.

Viewings:

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Glazed wooden entrance door opening to:-

Entrance Lobby

Quarry tiled floor. Wood panelled ceiling. Window to front. Internal window to Hall with decorative coloured glass detail. Glazed door to Garage. Wooden door with glazed fanlight over to Hall.

Hall 5.79m x 2.41m (19'0" x 7'11")

Exposed floorboards. Radiator. Picture rail. Telephone point. Deep skirtings. Thermostat. Turning staircase to first floor. Internal window with decorative coloured panes to Entrance Lobby. Window to side. Door to Cellar. Doors to Living Room, Dining Room and Inner Hall.

Living Room 4.24m + bay x 3.94m (13'11" + bay x 12'11")

Exposed floorboards. Radiator. Picture rail. Deep skirtings. Coved ceiling. TV aerial point. Chimneybreast with cast iron grate, tiled surround, hearth and wooden mantle. Square bay window to front with decorative coloured glass detail.

Dining Room 4.22m x 3.78m max (13'10" x 12'5" max)

Exposed floorboards. Radiator. Picture rail. Deep skirtings. Chimneybreast with cast iron

grate, tiled surround, hearth and wooden mantle.

Serving hatch to Breakfast Room. Glazed door to Conservatory with matching side windows and decorative coloured glass detail.

Inner Hall

Exposed floorboards. Deep skirtings. Doors to Cloakroom and Breakfast Room.

Cloakroom

Fitted with a white suite comprising low level W.C and wall mounted washbasin with tiled splashback. Exposed floorboards. Radiator. Deep skirtings. Window to side with decorative coloured glass detail.

Breakfast Room 2.92m x 2.79m (9'7" x 9'2")

Exposed floorboards. Radiator. Deep skirtings. TV aerial point. Serving hatch to Dining Room. Window to side. Door to Kitchen.

Kitchen 3.40m max x 2.84m max (11'2" max x 9'4" max)

Fitted with a range of solid wood floorstanding and wall mounted units with drawers and open display shelving. Granite worksurface with moulded drainer and wooden splashback. Ceramic Butler sink unit with mixer tap over. Integrated fridge (not tested). Exposed floorboards. Radiator. Deep skirtings. Windows to side and rear. Doors to Breakfast Room and Conservatory. Part glazed door to side.

Conservatory 4.85m x 2.44m (15'11" x 8'0")

Stone flooring. Two wall light points. Vaulted ceiling with glazed roof. French part glazed doors opening to the rear garden with matching side windows and decorative coloured glass detail over. Doors to Kitchen and Dining Room.

ON THE BASEMENT FLOOR

Cellar 3.89m x 2.59m (12'9" x 8'6")

Accessed from the Hall. Door (former coal shoot) to side. Power and light connected. Space for an upright fridge and separate freezer.

ON THE FIRST FLOOR

Landing

Radiator. Deep skirtings. Smoke alarm (not tested). Central heating/hot water programmer (not tested). Loft access hatch. Window to side. Doors to all Bedrooms, Shower Room and Family Bathroom.

Bedroom One 4.32m plus bay x 3.96m (14'2" plus bay x 13'0")

Radiator. Picture rail. Deep skirtings. TV aerial point. Chimneybreast with cast iron grate. Square bay window to front with decorative coloured glass detail.

Bedroom Two

Radiator. Picture rail. Deep skirtings. Chimneybreast with cast iron grate. Open



shelving to recess. Window to rear.

Bedroom Three 3.05m +recess x 2.84m (10'0" + recess x 9'4")

Plus entrance recess and recess with open shelving. Radiator. Deep skirtings.

Chimneybreast with cast iron grate. Window to rear.

Bedroom Four 0.38m x 2.41m (1'3" x 7'11")

Radiator. Picture rail. Deep skirtings. Wall light point. Shallow angular bay window to front with decorative coloured glass detail.

Shower Room 2.57m x 1.47m max (8'5" x 4'10" max)

Fitted with a white suite comprising fully tiled glazed shower cubicle with shower unit (not tested), low level W.C and wall mounted washbasin with mixer tap and tiled splashback.

Exposed floorboards. Chrome towel radiator. Deep skirtings. Open glass shelving. Recessed spotlights. Extractor fan. Shaver socket.

Window to side with decorative coloured glass detail.

Family Bathroom 3.02m x 1.80m (9'11" x 5'11")

Fitted with a white suite comprising clawfoot bath with central fill mixer tap/shower attachment, fully tiled glazed shower cubicle with shower unit (not tested), low level W.C and pedestal washbasin. Tiled splash areas. Exposed floorboards. Chrome towel radiator. Deep

skirtings. Extractor fan. Shaver socket. Window to side with decorative coloured glass detail.

OUTSIDE

At the Front

Hardstanding driveway providing off-street parking for one car and access to the Garage. The remaining front garden is laid to shingle for ease of maintenance and provides access to the front door. Low level fencing and hedge screening to boundaries.

Rear Garden

Paved terrace area immediately adjoining the rear of the house with a pathway wrapping around the side to provide access to the Kitchen and Laundry Room. Gated access to side. Steps and a pathway lead down to a small lawn with established flower/shrub borders and trellis screening. The pathway and steps continues down to a further paved and pebbled area which contains a surface SWIMMING POOL sheltered by mature trees and established shrubs. The rear garden is enclosed by panelled fencing.

Garage 5.66m x 2.69m (18'7" x 8'10")

Double wooden vehicular entry doors to front.

Power and light connected. Opening to Laundry Room. Glazed door to Entrance Lobby.

Laundry Room 2.51m x 2.21m max (8'3" x 7'3" max)

Fitted with a range of white floorstanding and wall mounted units with drawers. Rolled edge worksurfaces. Stainless steel sink unit with drainer and mixer tap over. Space and plumbing for washing machine. Space for tumble dryer.

Vinyl flooring. Part glazed door to rear.

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 currently 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.

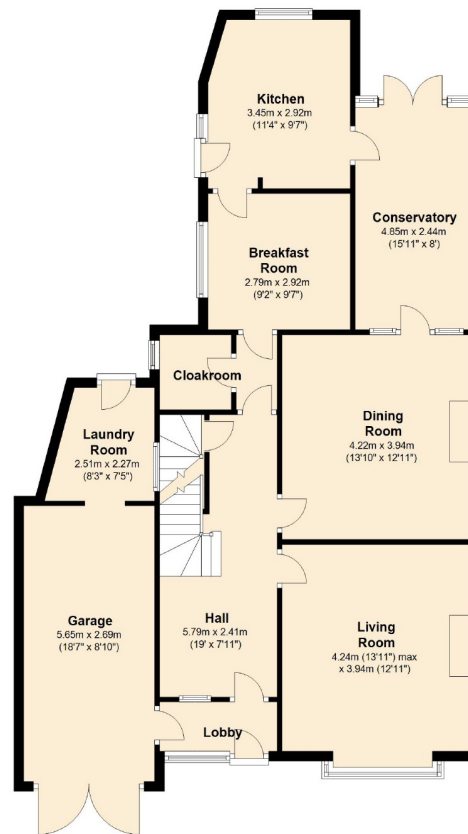
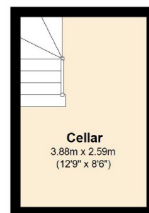




Ground Floor

First Floor

Basement



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