



57 BENSLOW LANE
HITCHIN



57 Benslow Lane
Hitchin
Hertfordshire SG4 9RD

Guide Price £950,000

An attractive bay fronted detached residence situated within this sought after location popular for Hitchin's vibrant Town Centre, excellent local schools covering all age ranges and the main line railway station.

Offered for sale with the benefit of being CHAIN FREE this family home offers the potential to improve and extend (subject to the relevant permissions). Currently the well proportioned accommodation comprises entrance hall with attractive parquet flooring, W.C. fitted kitchen, dining room, dual aspect sitting room with log burner stove and separate family room. Upstairs the master bedroom benefits from an en suite shower room, two further double bedrooms and a family bathroom.

Outside is an attractive and established rear garden with brick store and to the front is a block paved driveway providing off street parking for several cars. Internal viewing is highly recommended!



Viewings:

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Open Entrance Porch

Quarry tiled floor. Partly glazed solid oak entrance door to:-

Entrance Hall

Staircase to the first floor with storage cupboard beneath. Exposed parquet flooring. Small double glazed window to front. Fitted coat hooks. Decorative picture rail. Radiator. Oak panelled doors providing access to the Dining and Sitting room, Kitchen and:-

Cloakroom

Fitted with a white suite comprising concealed cistern low level W.C and pedestal washbasin. Tiled floor. Two small built-in storage cupboards. Dado rail. Tiled splashbacks. Frosted window to the rear.

Sitting Room 6.40m x 3.38m max (21'0" x 11'1" max)

A dual aspect room with uPVC double glazed windows to the front with views over the driveway and front garden. Matching door with side windows providing access to the rear patio and garden. Picture rail. Radiator. Coved ceiling. Three wall light points. Central feature fireplace with a log burning stove (not tested). Parquet flooring. Partly glazed oak door to:-

Family Room 4.78m x 2.64m (15'8" x 8'8")

A dual aspect room with uPVC double glazed patio doors and windows providing access/views over the rear garden. Decorative picture rail. Radiator. TV point. Door to Garage.

Dining Room 4.57m x 3.35m (15'0" x 11'0")

Measurements taken into a walk-in bay window with uPVC double glazed units with views over the front garden and driveway. Matching uPVC double glazed window to the side. Decorative picture rail. Radiator. Fireplace recess.

Kitchen 3.51m x 4.32m (11'6" x 14'2")

A bespoke custom made and fitted Underwoods kitchen featuring a range of floorstanding and wall mounted solid maple units with birdseye maple inlays and featuring soft close drawers, top corning and under pelmet lighting. Ample granite worksurfaces with integrated drainer and Franke 1½ bowl stainless steel sink unit with Triflow tap. Fitted NEFF combination oven (not tested). Fitted Microwave/Grill (not tested). Integrated fridge incorporating freezer (not tested). Integrated dishwasher (not tested). Integrated washing machine (not tested). Five ring Miele gas hob (not tested) with glass and stainless steel extractor hood over (not tested). Concealed Baxi gas fired boiler (not tested). Matching central island

unit on casters with various storage drawers. Fitted storage cupboard with bi-fold doors incorporating various storage shelving. Recessed spotlighting. Vertical radiator. Tiled floor. Partly glazed oak door providing access to the side pathway. uPVC double glazed window with views over the rear garden.

ON THE FIRST FLOOR

Landing

Access to the loft space. Built-in airing cupboard housing hot water cylinder (not tested) and linen shelving. UPVC double glazed windows to the front. Doors to all Bedrooms and Bathroom.

Master Bedroom 4.55m x 3.63m max (14'11" x 11'11" max)

Measurements include a range of built-in wardrobes with drawers. Access to a substantial eaves storage space above the Garage. Radiator. uPVC double glazed window with views to the front. Decorative picture rail. Door to:-

En-Suite Shower Room 3.38m x 1.80m (11'1" x 5'11")

Fitted with a four piece white suite comprising push button low level W.C, bidet, washbasin set into vanity unit with storage cupboards beneath and matching wall mounted storage cupboards with mirror and recessed lighting, and large double width walk-in shower cubicle with a curved glass shower screen and shower unit (not tested). Shaver socket. Heated towel radiator. Recessed spotlighting. Ceramic tiled walls. Tiled floor. uPVC double glazed window to rear.

Eaves Storage Room 4.88m x 1.52m (16'0" x 5'0")

With light connected. Window to the rear.

Bedroom Two 4.78m x 3.33m max (15'8" x 10'11" max)

Measurements taken into a walk-in bay window with uPVC double glazed windows to the front. uPVC double glazed window to the side. Decorative picture rail. Radiator.

Bedroom Three 3.45m x 3.07m max (11'4" x 10'1" max)

Decorative picture rail. Radiator. TV point. uPVC double glazed window to the rear.

Family Bathroom 2.46m x 2.44m (8'1" x 8'0")

Fitted with a white suite comprising low level W.C, pedestal washbasin and bath with mixer tap shower attachment, wall mounted shower unit (not tested) and glazed screen. Part ceramic tiled walls. Tiled floor. Chrome towel radiator. Recessed spotlighting. uPVC double glazed frosted windows to rear.

OUTSIDE

At the Front

The property is approached via wrought iron gates to a blockpaved driveway that provides off-street parking for 2-3 cars and also provides access to the single Garage and front door. A dwarf brick wall sits on the front boundary where there is an additional wrought iron gate and concrete pathway providing access to the side of the property. With various well stocked flower and shrub borders.

Rear Garden

To the immediate rear of the property is a large stone effect paved patio area. The remaining garden is laid predominantly to lawn with various flower and shrub borders and is enclosed by panelled fencing and mature hedge screening. The rear garden is slightly terraced with a secondary decked seating area with pergola. Outside lighting and gated paths providing access to the front

Brick Built Storage Barn 2.21m x 2.21m (7'3" x 7'3")

With a high vaulted ceiling. Window to the side. Timber entrance door. Power and light connected. Ceramic tiled floor. Fitted with a range of floorstanding storage cupboards with drawer and worksurfaces over. Space for a tumble dryer. Space for an upright fridge.

Garage 4.88m x 2.59m (16'0" x 8'6")

With up and over vehicular entry door. Power and light connected.

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

EPC RATING

Current D
Potential C

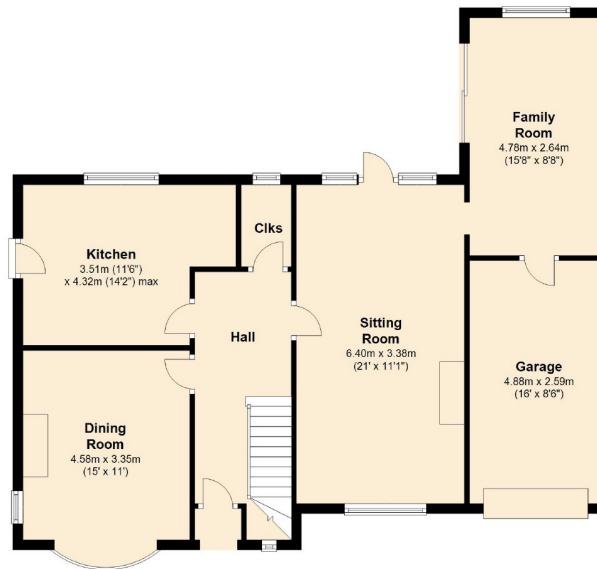
FLOOR AREA

Approx 145sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

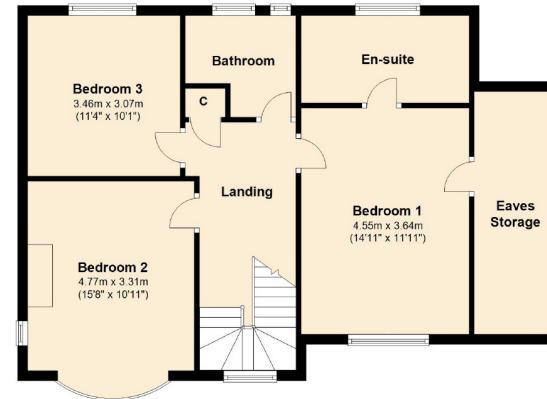
SERVICES

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



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