



44 OLD HALE WAY
HITCHIN



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Hertfordshire SG5 1XJ

Guide Price £475,000

**BEST AND FINAL OFFER FRIDAY 19TH
JANUARY 2024 BY 12 NOON**

Offering considerable potential to extend (STPP) this detached bungalow is located in a favourable location just to the north of the town centre. Nearby, a selection of sought after schools along with the rugby club and access to the mainline rail station approx 1 mile.

This 1930's built detached bungalow comes with a generous plot, off street parking, Garage/ store. Whilst requiring modernisation, this property should appeal to a wide audience.

CHAIN FREE SALE!



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Storm Porch with side entrance door opening to:-

Hall

13'1" x 3'11" (4.0m x 1.2m)

Radiator. Loft access hatch. Connecting doors to Living Room.

Living Room

12'1" x 10'9" (3.7m x 3.3m)

Dual aspect room with central fireplace. Radiator.

Bedroom One

12'5" x 9'10" (3.8m x 3.0m)

Dual aspect room. Two radiators.

Bedroom Two

10'5" x 9'2" (3.2m x 2.8m)

Plus entrance recess. Two fitted wardrobes. Radiator. Window to front.

Bathroom

5'10" x 5'2" (1.8m x 1.6m)

Fitted with a white suite comprising bath, low level W.C and washbasin. Radiator. Part tiled walls. Window to side.

Kitchen

12'5" x 10'2" (3.8m x 3.1m)

Fitted with a range of basic floorstanding and wall mounted units. Stainless steel sink unit. Cupboard housing Vaillant gas fired combination boiler (not tested). Radiator. Side door and window. French doors opening to:-

Conservatory

9'6" x 7'10" (2.9m x 2.4m)

Of uPVC double glazed construction. Radiator. Door to rear garden.

OUTSIDE

At the Front

The front garden is laid to lawn with gated footpath access at the side. Driveway providing off-street parking at the front and access (approx 2.0m wide) down the side of the house to timber gates which open to the rear garden and Garage/Workroom.

Garage/Workroom

17'0" x 8'2" (5.2m x 2.5m)

Single garage/workroom of brick construction. Metal up and over entry door. Window and door to side.

Workshop

8'2" x 7'6" (2.5m x 2.3m)

Attached to the rear of the Garage/Workroom and of brick construction. Window to rear. Door to side.

Rear Garden

Extending to approx 70'0" and laid mainly to lawn with patio adjoining the rear of the house. Greenhouse. Timber garden shed.

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

FLOOR AREA

Approx 54sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current D; Potential B.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

Ground Floor

