



34 GRAYS LANE  
HITCHIN



## 34 Grays Lane

Hitchin

Hertfordshire SG5 2HH

Guide Price £1,000,000

VIEWINGS TO COMMENCE SATURDAY 10th  
FEBRUARY 2024

CHAIN FREE SALE!!!!

An extended 4 bedrooms detached 1930's built house, located in fabulous tree lined road just to the west of the town centre. Well placed for many favoured schools, seemingly endless countryside and the beautiful, vibrant heart of Hitchin.

With a large plot, this property offers considerable further potential to extend (STPP) should this be required.

Off street parking and garage.

Resident parking restrictions in the road further enhance the street.

### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Wooden entrance door with frosted glass decorative panels and matching fixed pane side windows. Opening to:-

#### Entrance Hall

Stairs to first floor with small storage cupboard under. Radiator. Smoke alarm. Exposed wooden flooring. Door to:-

#### Cloakroom

Fitted with a suite comprising low level W.C with concealed cistern and corner washbasin with tiled surround. Radiator. Exposed wooden flooring. uPVC double glazed frosted window to side.

#### Living Room

13'4" into alcove x 14'7" into bay (4.06m into alcove x 4.45m into bay) Exposed wooden flooring. Radiator. Picture rail. Feature open fireplace with cast iron and wooden surround and hearth. uPVC double glazed bay window to front.

#### Dining Room

13'8" x 10'11" (4.17m x 3.33m)

Radiator. Exposed wooden floorboards. uPVC double glazed multi-paned door and side windows to rear garden. Picture rail. Feature fireplace with cast iron surround.

#### Kitchen

8'8" x 18'7" (2.64m x 5.66m)

Fitted with a range of floorstanding and wall mounted white gloss units with drawers and corner pull out units. Worksurfaces with matching upstand. Sink with mixer tap. Integrated Hotpoint dishwasher (not tested). Integrated slimline drinks fridge (not tested). Integrated low level fridge and freezer (not tested). Stainless steel Smeg oven and grill with five burner gas hob (not tested) and extractor fan over (not tested). Smoke alarm. Inset spotlights. Slate effect tiled floor. uPVC double glazed patio doors with fixed pane side windows opening to the rear garden. uPVC double glazed door to side. uPVC double glazed window to side.

### ON THE FIRST FLOOR

#### Landing

Doors to all rooms. Smoke alarm. Loft access hatch. uPVC double glazed window to side. Doors to:-

#### Bedroom One

15'11" x 10'11" max (4.85m x 3.33m max)

Radiator. uPVC double glazed bay window to front.

#### Bedroom Two

12'8" x 11'0" max (3.86m x 3.35m max)

Radiator. uPVC double glazed window to rear.

#### Bedroom Three

8'9" x 9'8" (2.67m x 2.95m)

Radiator. uPVC double glazed window to rear.

#### Bedroom Four

8'9" x 7'7" plus recess (2.67m x 2.31m plus recess)

Radiator. Picture rail. uPVC double glazed window to front.

#### Bathroom

Refitted with a white suite comprising freestanding bath with wall mounted central taps, wall mounted washbasin with mixer tap, low level W.C with dual flush and shower cubicle with fixed head shower (not tested). Tiled walls. Tiled floor. Inset spotlights. uPVC double glazed frosted window to side.

### OUTSIDE

#### Rear Garden

Paved patio to the immediate rear of the property with a step down to a lawned area with various flower and shrub borders and mature trees. Gated side access to the front. Outside tap and light. Utility door to garage.

#### Garage

Up and over vehicular entry door. Floor standing gas fired boiler (not tested). Door to rear garden.

#### At the Front

Block paved driveway to the front providing off-street parking. Railings to front boundary.

### 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.

### FLOOR AREA

Approx 116 sqm. 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 E; Potential C.

### 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.

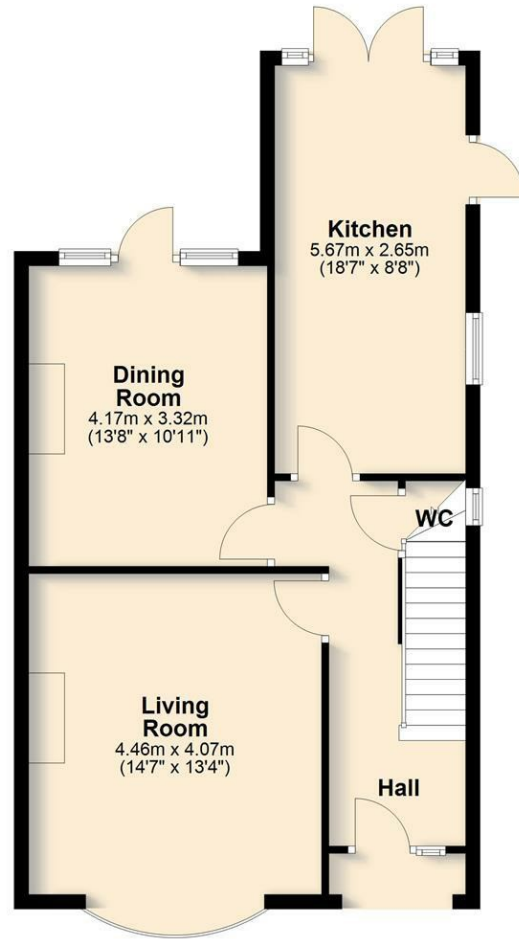
### GDPR

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](http://www.norgans.co.uk)

### Ground Floor



### First Floor



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