



16 RADCLIFFE ROAD
HITCHIN



16 Radcliffe Road
Hitchin
Hertfordshire SG5 1QH

Guide Price £850,000

CHAIN FREE SALE!!

A stunning Victorian town house situated in a desirable established side road between the Railway Station and Town Centre. This beautiful four storey home offers four double bedrooms three bathroom facilities, three reception rooms, basement room and a stunning kitchen complete with glass atrium. Tall ceilings, cornice to ceilings, exposed pine floors, fireplaces and so much more. An integral gated private passageway leads to a generous south/west facing rear garden complete with home office and workshop.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Stained glass entrance door opening to:-

Reception Hall

13'1" x 5'6" (4.0m x 1.7m)

Pine floorboards. 2.7m ceiling height with cornice. Radiator. Stairs to first floor. Four panel doors with brass handles opening to:-

Sitting Room

14'9" x 9'10" (4.5m x 3.0m)

Chimneybreast with inset wood burner standing on a tiled hearth with wooden surround. Pine floorboards. Ceiling cornice. Radiator. Bay window to front.

Lounge

12'9" x 11'9" (3.9m x 3.6m)

Central fireplace with decorative electric fire (not tested). Ceiling cornice. Pine floorboards. Radiator. Recess with door to basement. Two sets of stylish double doors leading to kitchen.

Kitchen

14'9" x 7'10" (4.5m x 2.4m)

Fitted with a range of shaker style floorstanding and wall mounted storage units with drawers, wine racks and full height shelved cupboards. Granite worksurfaces with matching upstands. Space for range cooker with Belling extractor hood over (not tested). Space and plumbing for

dishwasher. Tiled floor. Tiled walls. Inset sink unit with hose tap, filtered drinking water and hot and cold taps. Water softener (not tested). Large glass atrium.

Conservatory

19'0" x 6'6" (5.8m x 2.0m)

Electric underfloor heating. Electric radiator. Tiled floor. Of uPVC double glazed construction with a pitched roof. Door to South-West facing garden. Doorway to Utility Room.

Utility Room

9'2" x 3'3" (2.8m x 1.0m)

Worksurface. Gas fired boiler (not tested). Recessed cupboard providing space and plumbing for a washing machine and dishwasher. Tiled floor. Window to side.

Shower Room

5'10" x 4'11" (1.8m x 1.5m)

Plus airing cupboard. Fitted with a white suite comprising shower enclosure, low level W.C and washbasin. Tiled floor and walls. Light tube.

ON THE BASEMENT FLOOR

Basement

14'9" x 12'9" (4.5m x 3.9m)

1.8m ceiling height. Radiator. Window seat with box light above.

ON THE FIRST FLOOR

Landing

12'5" x 8'10" (3.8m x 2.7m)

Split Landing with further staircase to the Second Floor. Radiator. Window to rear.

Bedroom One

16'4" x 10'9" (5.0m x 3.3m)

Plus a range of full height built-in wardrobes. Pine floorboards. Ceiling cornice. Two radiators. Two windows to front.

Bedroom Two

12'1" x 9'6" (3.7m x 2.9m)

Pine floorboards, Fitted cupboard. Radiator. Window to rear.

Bathroom

12'5" x 5'10" (3.8m x 1.8m)

The room tapers towards the shower enclosure. Fitted with a white suite comprising freestanding bath, washbasin, shower enclosure with power shower (not tested) and recess with W.C. Tiled floor and walls. Nautical themed diamond patterned leaded light internal window. Heated towel radiator.

ON THE SECOND FLOOR

Landing

7'10" x 6'2" (2.4m x 1.9m)

Plus cupboard. Velux rooflight over the stairs. Four panelled doors opening to:-



Bedroom Three

11'9" x 10'2" (3.6m x 3.1m)

Plus dormer window recess. Eaves storage. Fireplace. Fitted cupboard. Radiator. Pine floorboards. Loft access hatch. Velux window to rear.

Bedroom Four

11'9" x 10'9" (3.6m x 3.3m)

Plus dormer window recess. Eaves storage. Fitted cupboard. Fireplace with tiled hearth. Pine floorboards. Radiator. Velux window to front.

Shower Room

7'2" x 6'2" (2.2m x 1.9m)

Fitted with a white suite comprising shower enclosure with power shower (not tested), vanity washbasin and low level W.C. Various storage cupboard. Eaves storage. Extractor fan. Tiled floor and walls. Heated towel radiator. Velux window to front.

OUTSIDE

Front Garden

Hard landscaped courtyard front garden with bin store. Enclosed by decorative railings with pathway to the front door. Gated integral passageway leading to the rear garden.

Rear Garden

Approx 60'0" deep and South-West facing. Paved pathway from integral private passageway leading to a paved sun terrace adjacent to the house with external powerpoint. Step up to the lawn which leads to a small pond with pump and fountain. Further patio area leading to the Home Office.



Home Office

11'5" x 9'10" (3.5m x 3.0m)

Power and light connected. Window and double doors opening to the Workshop.

Workshop/Hobbies Room

17'0" x 6'2" (5.2m x 1.9m)

Power and light connected. Two windows and double entrance doors. External lighting and power.

Parking

Please note that this property has no allocated parking. A residents permit parking scheme operates in Radcliffe Road, with roadside parking available on a "first come, first served" basis.

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

FLOOR AREA

Approx 171sqm. 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.



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