



9 MEADOW WAY  
HITCHIN



**9 Meadow Way**  
Hitchin  
Hertfordshire SG5 2BN

**Guide Price £650,000**

An extended detached bungalow situated in the highly desirable 'Willows' development just to the West of Hitchin Town Centre.

The accommodation comprises two double bedrooms to the front and both kitchen, dining room and extended living room overlook the west facing lawned rear garden. The main bedroom features an en-suite toilet along with fitted wardrobes. In addition, there is a shower room and a separate W.C.

Off street parking for several cars leading to an attached garage.

**VIEWING STRONGLY RECOMMENDED TO FULLY APPRECIATE THIS CHAIN FREE HOME!**



**Viewing**

By appointment with Norgans Estate Agents.



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Central entrance door opening to:-

#### Hall

20'0" x 2'11" (6.1m x 0.9m)

Radiator. Airing cupboard housing gas fired boiler (not tested).

Door to Inner Hall.

#### Inner Hall

Loft access hatch. Cloaks cupboard. Doors to:-

#### Cloakroom

Fitted with a suite comprising low level W.C and washbasin.

Radiator. Window to rear.

#### Living Room

18'0" x 11'5" (5.5m x 3.5m)

Reducing to 3.3m. Electric fire (not tested) with surround. Coved ceiling. Door and window to rear garden.

#### Dining Room

11'5" x 11'1" (3.5m x 3.4m)

Plus two recess areas. Fitted double cupboard. Radiator. Coved ceiling. Patio door to rear opening to the covered patio area.

#### Kitchen

11'5" x 11'1" (3.5m x 3.4m)

Fitted with a range of floorstanding and wall mounted units with drawers. Patterned roll top worksurfaces. Space for gas cooker. Space and plumbing for washing machine. Twin bowl stainless steel sink unit with mixer tap. Space for under counter fridge. Space for under counter freezer. Radiator. Windows to rear.

#### Bedroom One

13'1" x 11'5" (4.0m x 3.5m)

Two built-in wardrobes. Radiator. Coved ceiling. Windows to front and side. Door to:-

#### En-Suite Cloakroom

Fitted with a low level W.C and washbasin. Radiator.

#### Bedroom Two

14'1" x 11'5" (4.3m x 3.5m)

Two fitted shelving units. Picture rail. Radiator. Coved ceiling.

Window to front.

#### Shower Room

5'10" x 5'6" (1.8m x 1.7m)

Fitted with a suite comprising shower enclosure and pedestal washbasin. Radiator. Tiled walls. Window to side.

### OUTSIDE

#### Driveway Parking

Driveway at the front of the house providing off-street parking for 2-3 cars leading to:-

#### Garage

15'5" x 8'2" (4.7m x 2.5m)

Timber vehicular entry doors. Power and light connected. Sliding door and window to rear.

#### Front Garden

Hard landscaped with gated side access to the rear garden.

#### Rear Garden

Extending to approx 40'0" deep and benefiting from a Westerly aspect. Patio area adjacent to the house. Part covered pathway leading to a lawn. Two garden sheds. Greenhouse. Shrub borders. Outside tap. Outside lighting.

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

### FLOOR AREA

Approx 89sqm. 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 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.

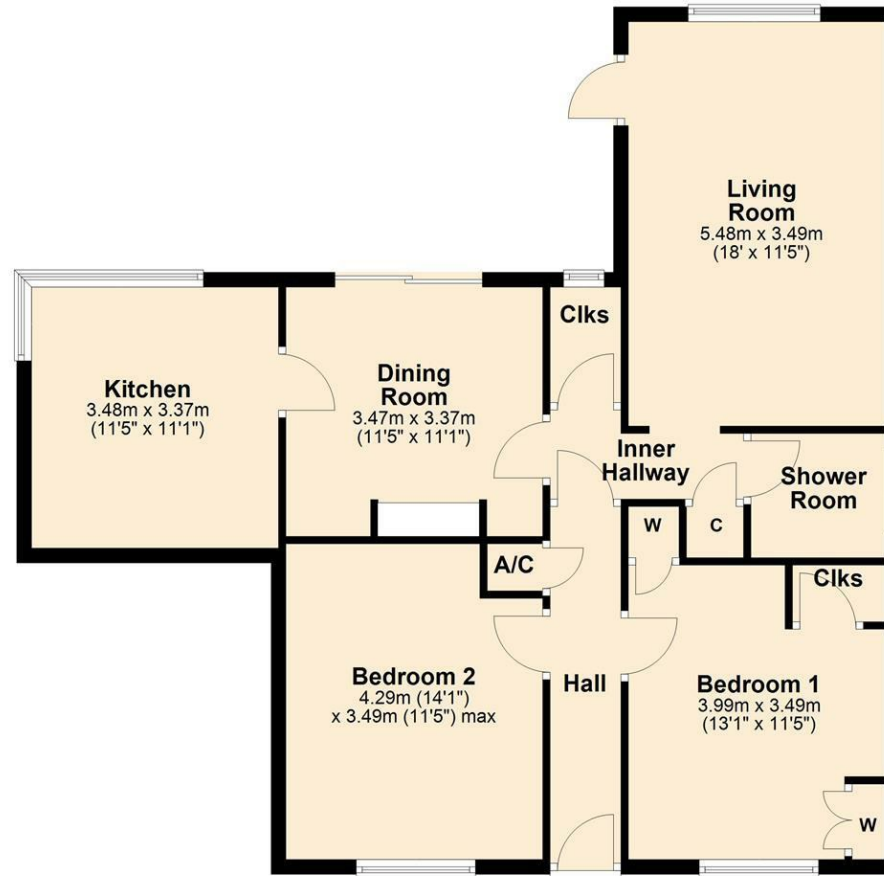
### GDPR

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



9 Meadow Way, Hitchin



8 Brand Street, Hitchin, Herts,  
SG5 1HX

t: 01462 455225  
hitchin@norgans.co.uk  
www.norgans.co.uk