



35 WEST HILL  
HITCHIN



## 35 West Hill Hitchin Herts SG5 2HY

Guide Price £1,250,000

A significantly improved and extended detached 1930's house, situated in this highly desirable west Hitchin location.

With fabulous flowing living space offering good degree of versatility, this 4 double bedroom home is well suited for modern day living. The kitchen family room is the hub of the house opening onto the south facing gardens. Choice of two potential studies and impressive living room with open fireplace.

Outside offers a carriage driveway. Side gates open to further parking and a garage.

Attractive established south facing plot.

Viewings to commence Saturday 6th July 2024.



### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Entrance door with stained glass pane, opening to:-

#### Entrance Hall

11'6" x 6'0" (3.51 x 1.83)

Measurements include staircase to the first floor with deep understairs cloaks cupboard. Radiator. Coved ceiling. Doors to Sitting Room and Snug.

#### Sitting Room

15'10" x 14'4" (4.83 x 4.37)

Widening to 16'7". Oak flooring. Open fireplace. Two radiators. Skylight. Coved ceiling. Two double glazed windows to front. Opening to Kitchen/Family Room.

#### Snug

13'4" x 10'8" (4.06 x 3.25)

Double glazed circular bay window to front. Two radiators. Coved ceiling. Opening to Kitchen/Family Room.

#### Kitchen/Family Room

22'8" x 21'6" (6.91 x 6.55)

Reducing to 12'4". Fitted with a range of floorstanding and wall mounted storage units with drawers. Quartz worksurfaces. Space and connection point for range style cooker with glass splashback and extractor hood

over (not tested). Integrated dishwasher (not tested). Integrated microwave (not tested). 1½ bowl sink unit with drainer, mixer tap and waste disposal unit (not tested). Breakfast bar. Tiled floor with electric underfloor heating to Kitchen Area. Oak flooring to Dining Area. Vertical radiator. Openings to Sitting Room and Snug. Door to Study and Utility. French doors with matching side windows overlooking the South facing rear garden.

#### Rear Lobby

Door to side passageway and garage. Cupboard housing gas fired boiler (not tested). Door to Utility.

#### Utility

11'2" x 6'3" (3.40 x 1.91)

Fitted with a range of floorstanding storage units. Rolled edge worksurfaces. Radiator. Space and plumbing for washing machine. Tiled floor. Double glazed window to side. Door to Cloakroom.

#### Cloakroom

Fitted with a white suite comprising low level W.C and vanity washbasin. Radiator. Double glazed window to rear.

#### Study

11'2" x 8'0" (3.40 x 2.44)

Radiator. Double glazed window to rear.

### ON THE FIRST FLOOR

#### Landing

Approx 21'5" in length. Airing cupboard. Fitted with a range of wardrobes/storage units. Radiator. Coved ceiling. Double glazed window to front. Doors to all Bedrooms and Family Bathroom.

#### Bedroom One

16'3" x 12'4" (4.95 x 3.76)

Plus a range of fitted wardrobes. Picture rail. Radiator. Double glazed window to rear. Door to:-

#### En-Suite

7'6" x 5'10" (2.29 x 1.78)

Refitted with a white suite comprising glazed and tiled shower enclosure, vanity washbasin and low level W.C. Heated towel radiator. Double glazed window to side.

#### Bedroom Two

12'2" x 9'6" (3.71 x 2.90)

Radiator. Picture rail. Double glazed window to rear.

#### Bedroom Three

14'0" x 10'8" (4.27 x 3.25)

Measurements include a range of fitted wardrobes. Coved ceiling. Three radiators. Circular double glazed bay window to front.



### **Bedroom Four**

14'0" x 10'8" (4.27 x 3.25)

Reducing to 6'2". Radiator. Coved ceiling. Double glazed window to front.

### **Family Bathroom**

9'6" x 7'6" (2.90 x 2.29)

Plus entrance recess. Refitted with a white suite comprising glazed and tiled shower enclosure, bath, low level W.C and vanity washbasin. Tiled floor. Tiled walls. Heated towel radiator. Double glazed window to side.

### **OUTSIDE**

#### **At the Front**

Blockpaved carriage driveway providing off-street parking for several cars. Shrub and flower borders. Gated side access. Blockpaved driveway approx 10'6" wide leading to the Garage.

#### **Garage**

21'8" x 8'10" (6.60 x 2.69)

Doors and windows. Power and light connected.

#### **Rear Garden**

South facing fully enclosed rear garden laid mainly to lawn with mature shrubs and plants. Pergola with wisteria covering a paved seating area. Blockpaved footpath. Garden tap.

### **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 G. 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 191sqm. 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.

### **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

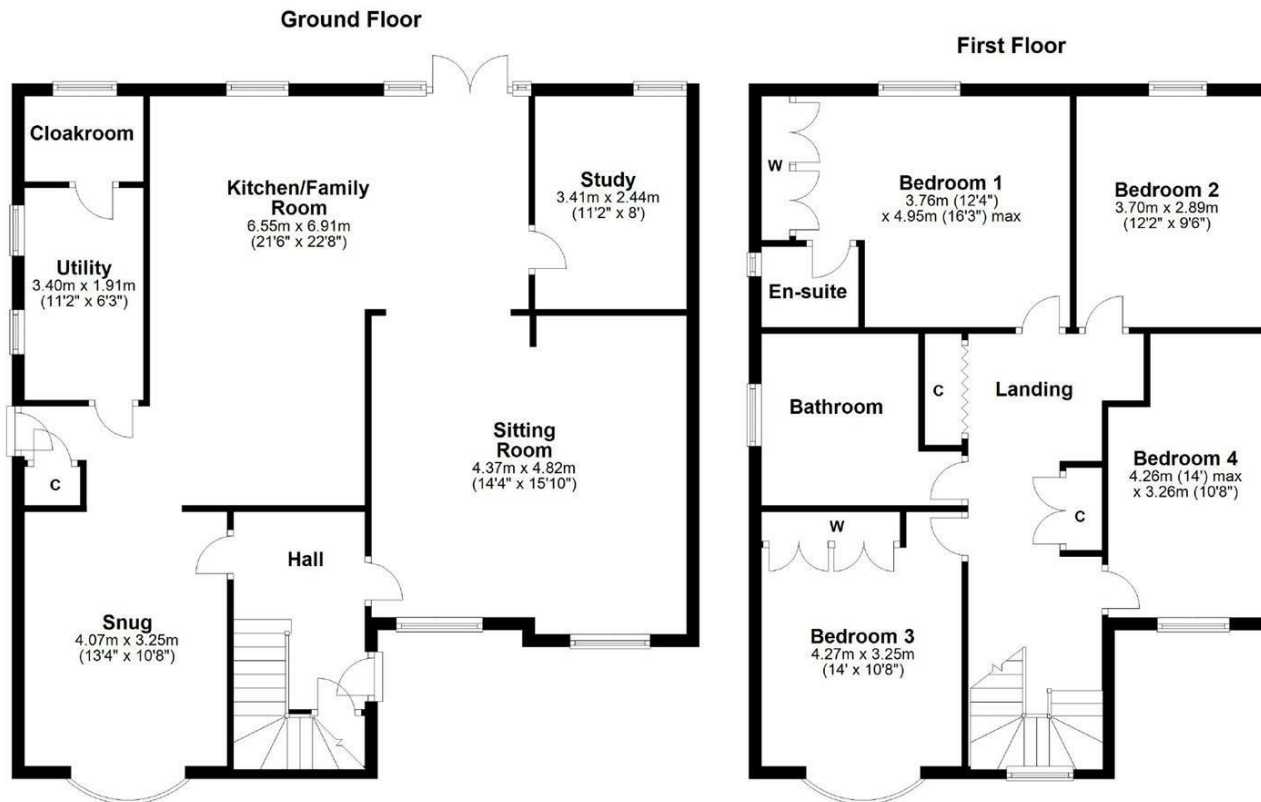
that if you feel unwell, please stay at home and reschedule the appointment.

### **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).



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