



NORGANS
Surveyors & Estate Agents

17 BENSLOW RISE
HITCHIN



17 Benslow Rise

Hitchin
Hertfordshire SG4 9QX

Guide Price £925,000

Best and Final Offers 12noon Wednesday 4th September.

A conveniently located, detached family style home with enormous potential, standing on a large, private north westerly facing plot with a garage and off street parking.

Available to the market for the first time in nearly 57 years, this Chain Free home is very well placed for many amenities including the station, good schools covering all age ranges and the vibrant town centre.

The present accommodation on the ground floor features an entrance hall with a large dual aspect sitting room. A separate dining room, kitchen and a substantial integral garage. Upstairs there is an oversized family bathroom plus four large double bedrooms including a main bedroom with a dressing room and en-suite shower room.

Whilst requiring updating and refitting throughout, this rarely available property in our opinion provides many options to remodel and extend subject to obtaining the required consents.

Therefore viewing is highly recommend in order to appreciated the full potential of this property.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Part glazed entrance door with glass brick side windows opening to:-

Hall

Radiator. Built-in understairs storage cupboard. Doors to Sitting Room, Kitchen and Dining Room.

Kitchen

12'0" x 10'0" (3.66m x 3.05m)

Fitted with a range of floorstanding and wall mounted storage units with drawer. Rolled edge worksurfaces. Built-in pantry cupboard with shelving. Stainless steel double drainer sink unit with chrome mixer tap over. Fitted NEFF single oven (not tested). Electric hob (not tested) and extractor over (not tested). Radiator. Space and plumbing for a washing machine. Space for an upright fridge freezer. Telephone point. Coved ceiling. Wall mounted extractor fan. Part tiled walls. uPVC double glazed window to front. Doors to Garage and Dining Room.

Dining Room

12'5" x 7'5" (3.78m x 2.26m)

Stairs to first floor. uPVC double glazed window to rear. Door to Sitting Room and Entrance Hall.

Sitting Room

19'9" x 14'0" (6.02m x 4.27m)

Three radiators. Coved ceiling. TV point. Central stone fireplace with matching hearth. Dual aspect with uPVC double glazed window to front. uPVC double glazed door with side windows to the rear. Doors to Entrance Hall and Dining Room.

ON THE FIRST FLOOR

Landing

Loft access point with ladder. Doors to all Bedrooms and Bathroom. uPVC double glazed window to front.

Bathroom

10'0" x 8'1" (3.05m x 2.46m)

Fitted with a suite comprising low level W.C, pedestal washbasin and panelled bath with mixer tap shower attachment over and shower screen. Part tiled walls. Radiator. Cupboard housing lagged hot water cylinder (not tested) and linen shelving. Shaver socket and mirror. uPVC double glazed frosted window to front.

Bedroom One

11'0" x 11'0" (3.35m x 3.35m)

Radiator. uPVC double glazed window to rear. Door to:-

Dressing Room

8'6" x 6'7" (2.59m x 2.01m)

Radiator. Built-in wardrobe cupboard with drawers. uPVC double glazed window to front. Door to:-

En-Suite

8'6" x 4'0" (2.59m x 1.22m)

Refitted with a white suite comprising ceramic tiled walk-in shower cubicle with glazed screen, access door and Aqualisa shower unit (not tested), washbasin set into a vanity unit with storage beneath and low level W.C with concealed cistern. Matching wall mounted cupboards. Ceramic tiled floor and walls. Recessed spotlighting. uPVC double glazed frosted window to front.

Bedroom Two

11'10" x 9'11" (3.61m x 3.02m)

Plus a range of built-in wardrobes with hanging rails and top storage lockers. uPVC double glazed window to front.

Bedroom Three

14'0" x 9'6" max (4.27m x 2.90m max)

A range of built-in wardrobe cupboards with hanging rails, top storage lockers and matching dressing table. Radiator. uPVC double glazed window to rear.



Bedroom Four

16'1" x 9'6" (4.90m x 2.90m)

Radiator. uPVC double glazed window to rear. Interlinking door to Bedroom One.

OUTSIDE

Front Garden

Laid mainly to lawn with flower and shrub borders. Mature hedge to front. Crazy paved pathway to the front door. Gated access to the rear garden.

Concrete driveway with wrought iron entry gates providing off-street parking and access to the Garage.

Garage

15'9" x 11'8" (4.80m x 3.56m)

Part glazed double wooden entrance doors. Power and light connected. Electric consumer unit (not tested). Tap. Space and plumbing for washing machine. Window to side. Door to front. Part glazed door to Boiler Room.

Boiler Room

11'8" x 5'2" (3.56m x 1.57m)

Two steps down from the Garage. Power and light connected. Floorstanding Potterton Kingfisher 2 gas fired boiler (not tested). Door and window to rear garden.

Rear Garden

90'0" x 50'0" (27.43m x 15.24m)

Enclosed by panelled fencing. Large curved paved patio and terrace to the immediate rear of the house with the remaining garden laid mainly to lawn with well stocked flower and shrub borders. Gated access to the front. Greenhouse. Various fruit trees.

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

FLOOR AREA

Approx 134 sqm. Please note that this measurement has been taken from the EPC, and does include any unheated areas (e.g. integral garage and boiler room which is approx 22 sqm).

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

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

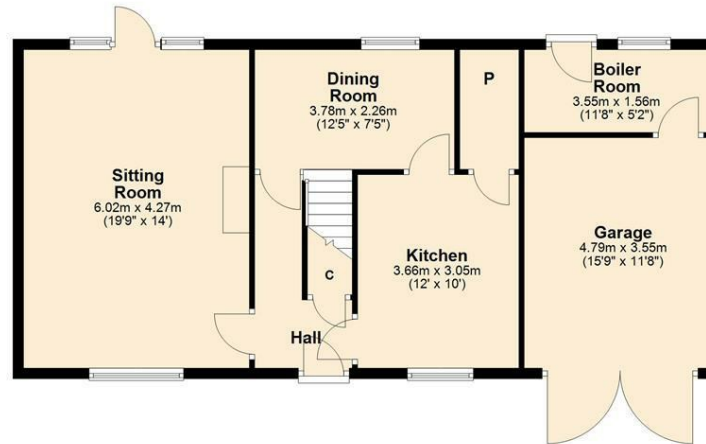
GDPR

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.

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Ground Floor



First Floor



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