



34 OAKFIELD AVENUE  
HITCHIN





## 34 Oakfield Avenue Hitchin Hertfordshire SG4 9JB

Guide Price £450,000

Viewings to commence Saturday 7th September 2024

34 Oakfield Avenue is an established, early 1960's built, semi detached house with a block paved driveway and garage that is situated on the popular south side of town.

It stands on a private, good sized southerly facing plot with attractive views to the rear over fields plus is well placed for many amenities including good schools covering all age ranges and excellent communication links.

The present accommodation features an entrance hall with a built in under stairs storage cupboard. A sitting room and separate dining room with direct garden access. Kitchen and side lean-to. Upstairs there are three good sized bedrooms plus a bathroom and separate WC. The property is heated via a gas fired central heating boiler and the windows have been replaced with double glazed units.

Prospective purchasers are advised that the property requires renovating and updating throughout. Various cracks within the property on both ground and first floors are apparent on inspection. These cracks were originally noted and investigated by our clients buildings insurance Surveyor back in August 2014. A local independent surveyor was commissioned by our clients and carried out an inspection of the property in August 2024. A copy of these reports are available upon request with the content to be used for information only when assessing the property. The house offers enormous potential and could also be substantially extended to the side and rear, subject to obtaining the required consents. Viewing is therefore highly recommended.

### Viewing

By appointment with Norgans Estate Agents.







## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Part glazed front entrance door with matching side window opening to:-

#### Entrance Hall

Stairs to first floor. Radiator. Telephone point. Understairs storage cupboard. Doors to Sitting Room, Dining Room and Kitchen.

#### Sitting Room

12'8" x 11'11" (3.86m x 3.63m)

Radiator. Central chimneybreast with gas fire (not tested). uPVC double glazed box bay window to front. Open plan access to:-

#### Dining Room

10'6" x 10'1" (3.20m x 3.07m)

Central chimneybreast. Radiator. uPVC double glazed patio doors to rear garden.

#### Kitchen

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

Fitted with a range of floorstanding and wall mounted storage units with drawers. Rolled edge worksurfaces. Stainless steel single drainer sink unit with chrome tap. Part tiled walls. Fitted electric hob (not tested) with extractor over (not tested). Fitted single oven (not tested). Space and plumbing for washing machine. Space for low level fridge. Wall mounted Worcester gas fired boiler (not tested). Built-in pantry cupboard. Cupboard with shelving. uPVC double glazed windows and part glazed door to rear garden.

#### Side Lean-To

13'8" x 8'5" (4.17m x 2.57m)

Timber construction standing on dwarf brick walls with double glazed windows and door. Polycarbonate roof. Door to front.

### ON THE FIRST FLOOR

#### Landing

uPVC double glazed window to side. Access to loft space. doors to all Bedrooms, Bathroom and separate W.C.

#### Bedroom One

11'8" x 11'0" (3.56m x 3.35m)

Built-in airing cupboard with linen shelving. Additional built-in wardrobe/storage cupboard. uPVC double glazed window to rear with views over fields.

#### Bedroom Two

11'11" x 10'11" (3.63m x 3.33m)

Radiator. Built-in storage/wardrobe cupboard. uPVC double glazed window to front.

#### Bedroom Three

8'11" x 7'9" (2.72m x 2.36m)

Radiator. Telephone point. Built-in overstairs bulkhead cupboard. uPVC double glazed window to front.

#### Bathroom

5'6" x 5'7" (1.68m x 1.70m )

Plus entrance recess. Fitted with a white suite comprising panelled bath with mixer tap shower attachment and shower screen and pedestal washbasin with chrome tap. Part tiled walls. Radiator. uPVC double glazed frosted window to rear.

#### Separate W.C.

4'8" x 2'6" (1.42m x 0.76m)

Fitted with a low level W.C. uPVC double glazed frosted window to side.

### OUTSIDE

#### Front Garden

Laid mainly to lawn with flower and shrub borders, and matching hedge to front and side boundaries. Block paved driveway providing off-street parking and access to the garage and front door.

#### Rear Garden

54'0" x 35'0" (16.46m x 10.67m)

Enclosed by panelled fencing. Laid mainly to lawn with flower and shrub borders. Crazy paved patio to the immediate rear of the property. Garden shed. Fruit trees. Aluminium greenhouse.

#### Garage

16'7" x 8'2" (5.05m x 2.49m)

With up and over vehicular entry door.

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

### FLOOR AREA

Approx 84sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

### EPC RATING

Current: D Potential: B

### 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).



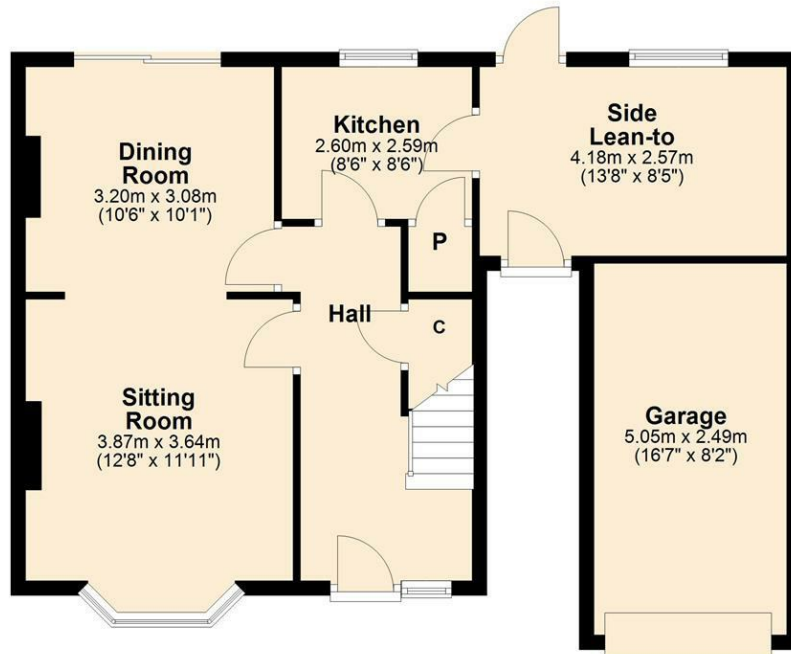




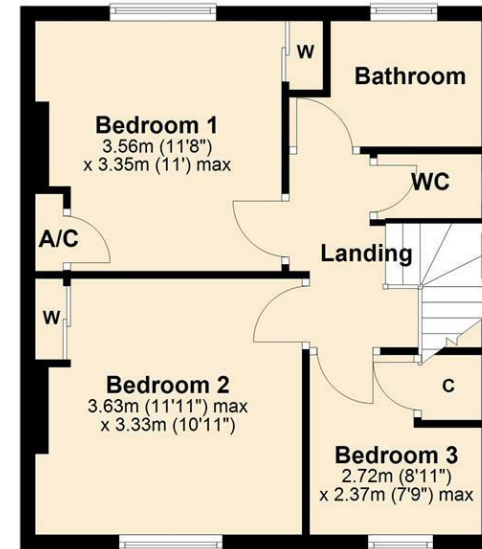




### Ground Floor



### First Floor



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