



NORGANS
Surveyors & Estate Agents

31 BENSLOW RISE
HITCHIN



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Hitchin

Hertfordshire SG4 9QX

Price Guide £1,100,000

BEST & FINAL OFFERS BY 12 NOON, WEDNESDAY 18 SEPTEMBER 2024

We are delighted to offer for sale this attractive 4/5 bedroom detached home that is situated within the popular and sought after location of Benslow Rise.

This CHAIN FREE property is available to purchase for the first time since 1972 and stands on an impressive, private and landscaped plot with ample off street parking and useful garage. It is extremely well placed for the Railway Station, good Schools covering all age ranges and many other amenities including the vibrant Town Centre.

The accommodation retains many original features and comprises an entrance hall, triple aspect sitting room with central fireplace and direct garden access, separate formal dining room, ground floor shower/cloakroom plus a fitted kitchen and large utility room. Upstairs there is a refitted cloakroom and large shower room plus four good sized double bedrooms with built-in cupboards and a study/fifth bedroom.

Whilst requiring some updating and refitting, this rarely available property in our opinion also offers enormous potential and could be extended subject to obtaining the required consents.

A viewing therefore is highly recommended.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance Porch with quarry tiled floor. Part glazed oak entrance door opening to:-

Entrance Hall

8'1" x 6'8" (2.46m x 2.03m)

Stairs to first floor. Parquet flooring. Doors to Sitting Room, Kitchen and Dining Room. Electric heater. Picture rail. Double glazed leaded light window to front.

Sitting Room

17'6" x 11'11" (5.33m x 3.63m)

Triple aspect with double glazed leaded light windows to front, side and matching French style doors with side windows opening to the rear garden. Central chimneybreast with fitted multi-fuel fuel burner. Picture rail. Parquet flooring.

Dining Room

12'8" x 10'11" (3.86m x 3.33m)

Double glazed leaded light window with views over the front garden and driveway. Parquet flooring. Coved ceiling. Serving hatch to Kitchen. TV point. Electric heater.

Kitchen

14'7" x 8'10" (4.45m x 2.69m)

Fitted with a range of floorstanding and wall mounted storage units with drawers. Rolled edge worksurfaces with stainless steel single drainer sink unit with mixer tap. Part tiled walls. Space and plumbing for dishwasher. Diplomat electric hob (not tested) with extractor over (not tested). Fitted Bosch oven (not tested). Fitted Miele warming drawer (not

tested). Space for upright fridge freezer. Recessed spotlights. Ceramic tiled floor with underfloor heating. Pantry with quarry tiled floor, shelving and leaded light window to rear. Double glazed leaded light window with views over the rear garden. Part glazed door to Utility Room.

Utility Room

19'3" x 5'0" (5.87m x 1.52m)

Plus 6'3" x 6'0". An L-shaped room. Fitted with a range of floorstanding and wall mounted storage units with drawers. Ample worksurfaces with double bowl sink unit with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Electric radiator. Part tiled walls. Quarry tiled floor. Fitted shelf and coat hooks. Double glazed leaded light door with matching side window to side pathway. Double glazed leaded light windows to side and rear. Door to Cloakroom/Shower Room.

Shower Room

5'4" x 4'9" (1.63m x 1.45m)

Measurements exclude the shower cubicle. Fitted with a white suite comprising push button low level W.C, wall mounted washbasin with chrome mixer tap and ceramic tiled shower cubicle with Mira Sport electric shower unit (not tested) and glazed screen. Recessed spotlights. Heated towel radiator. Ceramic tiled floor with underfloor heating.

ON THE FIRST FLOOR

Landing

Double glazed leaded light window on the half landing with views over the rear garden. Electric heater. Access to insulated loft space with ladder. Doors to all Bedrooms, W.C. and separate Shower Room.

Bedroom One

17'7" x 11'11" max (5.36m x 3.63m max)

Dual aspect with double glazed leaded light windows to side and rear. Electric heater. Picture rail. Built-in wardrobe cupboards with top storage lockers.

Bedroom Two

12'8" x 10'11" (3.86m x 3.33m)

Double glazed leaded light window to front. Built-in wardrobe cupboards with top storage lockers. Electric heater. Coved ceiling.

Bedroom Three

11'7" x 10'10" (3.53m x 3.30m)

Dual aspect with double glazed leaded light window to side and rear. Built-in wardrobe cupboard with locker cupboard over. Cupboard housing lagged hot water cylinder with fitted immersion heater (not tested) and linen shelving. Electric heater. Coved ceiling.

Bedroom Four

14'2" x 8'6" max (4.32m x 2.59m max)

Double glazed leaded light window to front. Built-in wardrobe cupboards. Electric heater. Coved ceiling.

Study/Bedroom Five

9'10" x 6'11" (3.00m x 2.11m)

Double glazed leaded light window to front. Picture rail. BT point.

Cloakroom

Fitted with a white suite comprising push button low level W.C with concealed cistern and wall mounted washbasin with



mixer tap over. Part tiled walls. Ceramic tiled floor with underfloor heating. Double glazed frosted leaded light window to rear.

Shower Room

7'8" x 5'5" (2.34m x 1.65m)

Fitted with a suite comprising large walk-in shower cubicle with Mira Sport shower unit (not tested) and glazed screen. wall mounted semi-pedestal washbasin with chrome mixer tap and bidet. Heated chrome towel radiator. Ceramic tiled walls. Ceramic tiled floor. Recessed spotlights. Double glazed leaded light frosted window to rear.

OUTSIDE

Front Garden

The front garden is laid mainly to lawn with various well stocked flower and shrub borders plus a feature "river bed" area with natural stone and specimen planting. Outside lighting. A concrete driveway and path provides access to the Garage and front door plus also provides ample off-street parking.

Rear Garden

120'0" x 60'0" (36.58m x 18.29m)

A private landscaped garden that is laid mainly to lawn with well stocked flower and shrub borders. Patio/seating areas to the immediate rear of the property. Garden tap. Small pond. Various fruit trees. Greenhouse. Timber shed. Gated pathway to side. Outside lighting.

Garage

15'7" x 8'7" (4.75m x 2.62m)

Electric remote controlled up and over vehicular entry door. Power and light connected. Electric meter. Fuse box. Gas meter.

Workshop/Garden Store

16'5" x 5'3" (5.00m x 1.60m)

Of brick construction. Power and light connected. Windows to either end.

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 158sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current E; Potential D.

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.

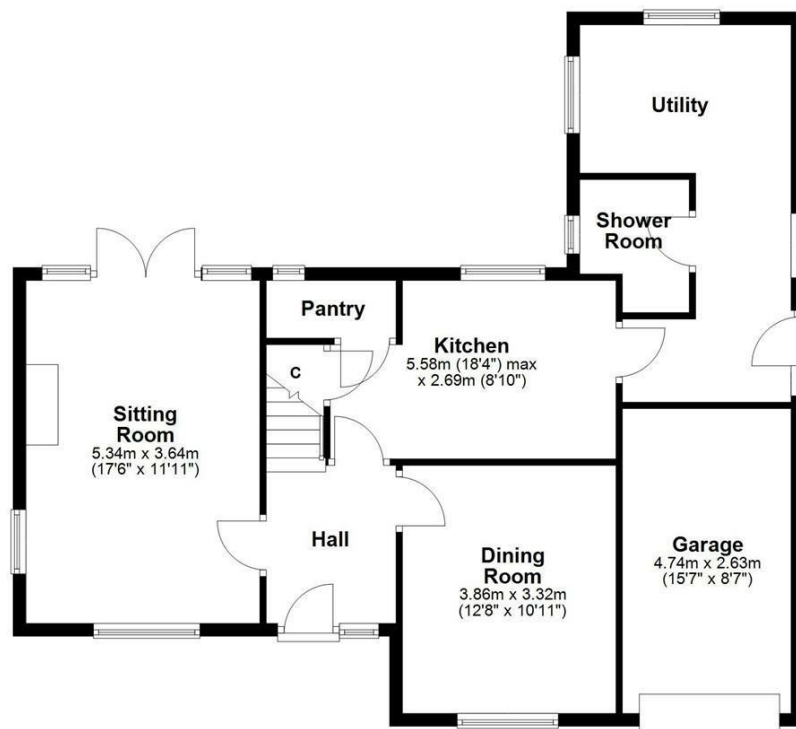
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Ground Floor



First Floor

