



18 CROW FURLONG
HITCHIN



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Hitchin

Hertfordshire SG5 2HW

Guide Price £600,000

Located on the Western outskirts of Hitchin is this attractive detached double fronted home.

Situated in a no through road this extended home offers a flexible arrangement of living accommodation currently comprising two double bedrooms and two reception rooms, however the dining room could be used as a third bedroom if required. Further accommodation currently comprises shower room with separate W.C. kitchen and extended lounge overlooking the rear garden.

The rear garden is a particular feature and has been beautifully landscaped and maintained by the current owner. Garage and driveway provides off street parking.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

UPVC double glazed entrance door with decorative frosted glass panel opening to:-

Entrance Hall

Stairs to first floor. Radiator. Picture rail. Cupboard with shelf. Frosted multi-paned door to:-

Dining Room/Third Bedroom

10'5" x 13'6" max (3.18m x 4.11m max)

Plus stairs recess and bay uPVC double glazed window to front. uPVC double glazed window to side. Radiator. Picture rail. Open fireplace with brick surround, tiled hearth and wooden mantle.

Bedroom One

10'11" x 10'2" (3.33m x 3.10m)

Plus uPVC double glazed window to front. Measurements also exclude a range of built-in wardrobe cupboards. Radiator. Picture rail.

Cloakroom

Fitted with a white suite comprising low level W.C and washbasin with tiled surround. uPVC double glazed frosted window to rear.

Shower Room

Fitted with a white suite comprising corner shower cubicle with wall mounted Mira shower unit over (not tested) and pedestal washbasin. Part tiled walls. Radiator. Cupboard housing hot water tank (not tested). UPVC double glazed frosted window to rear.

Living Room

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

Coved ceiling. Gas coal effect fireplace (not tested) with brick inset, stained wooden surround and tiled hearth. Two radiators. Opening to:-

Sitting Room

12'6" x 10'5" (3.81 x 3.18)

Two radiators. Triple aspect room with uPVC double glazed high level frosted windows to rear. Sliding patio doors to rear garden. Large uPVC double glazed window to side.

Kitchen

11'3" x 8'6" (3.43m x 2.59m)

Fitted with a range of floorstanding and wall mounted wood stained cupboards with drawers, glazed display/wall units and open corner shelving. Rolled edge worksurfaces. Ceramic sink unit with mixer tap. Space and plumbing for washing machine. Space for a cooker. Space for upright fridge freezer. Wall mounted Ideal gas fired boiler (not tested). Part tiled walls. Tiled floor. High level built-in linen cupboard. Radiator. UPVC double glazed door to side with frosted glazed pane. uPVC double glazed windows to side and rear. Door to covered side passageway with gated access to front and rear.

ON THE FIRST FLOOR

Landing

Various storage cupboards. Multi-paned frosted door to:-

Bedroom Two

11'7" x 9'5" (3.53 x 2.87)

Radiator. Eaves storage. UPVC double glazed dormer windows to front and rear.

OUTSIDE

Front Garden

Lawn area with flower and shrub borders. Pathway providing access to the front door. Gated driveway providing access to the Garage and off-street parking for one car. Gated pedestrian access.

Rear Garden

Easterly facing with a crazy paved patio area adjoining the rear of the house with steps leading down to the lawn. Garden shed. Raised hardstanding area. Outside tap. Pond with water feature and rockery. Various large beds with flowers, shrubs and established trees. Rear access door to Garage. Gate with pergola leading to a further garden area with gravel pathways, flower beds and paved area.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

Current F

Potential C

FLOOR AREA

Approx 90sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

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

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

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.

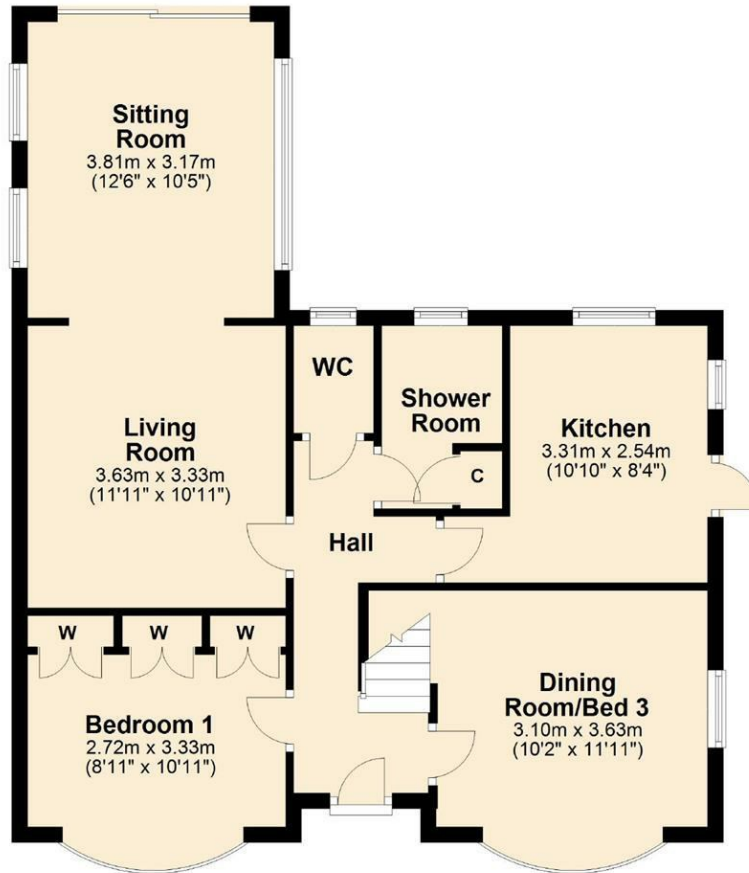
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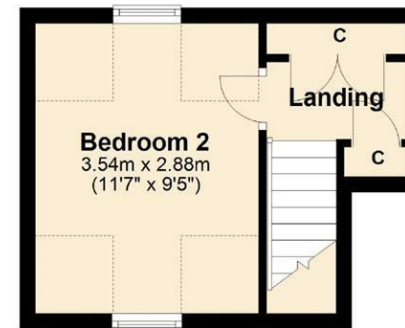




Ground Floor



First Floor



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