



17 ROYAL OAK LANE
PIRTON



17 Royal Oak Lane

Pirton

Hertfordshire SG5 3QT

Guide Price £750,000

A spacious detached chalet style home standing on a large North-Westerly facing plot with a garage and ample off-street parking.

Built originally by our clients father, this rarely available home has never previously been sold. It is situated within a popular and established residential location and is well placed for all village amenities.

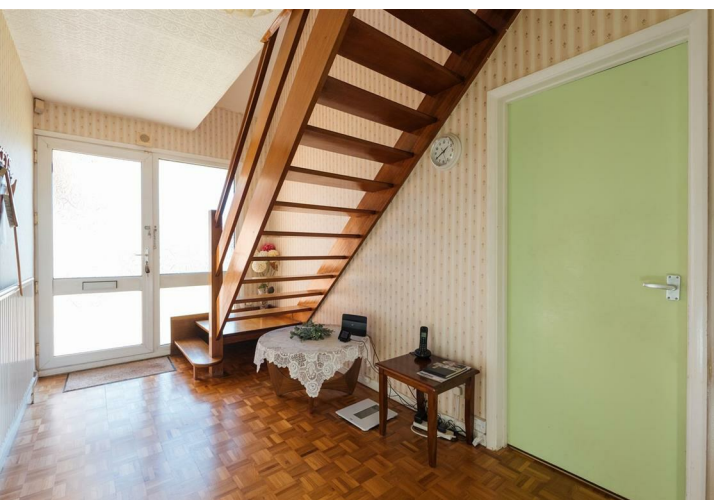
The accommodation presently features a wide entrance hall with parquet flooring and built-in storage, a large sitting room and separate dining room with direct garden access. A refitted kitchen with appliances, good sized main bedroom and bathroom on the ground floor whilst upstairs there are three large double bedrooms and a cloakroom.

Whilst requiring updating and refitting, this attractive home in our opinion offers enormous potential and, subject to obtaining the required consents, could be extended to create a substantial family home.

Viewing therefore is highly recommended.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

uPVC double glazed entrance door with side window opening to:-

Entrance Hall

16'0" x 7'1" (4.88m x 2.16m)

Open staircase to the first floor. Radiator. Parquet flooring. Telephone point. Built-in storage cupboard. Built-in airing cupboard with lagged hot water cylinder (not tested) and linen shelving. Built-in cloaks cupboard. Doors to Sitting Room, Kitchen, Bedroom and Bathroom.

Bathroom

11'6" x 5'6" (3.51m x 1.68m)

Fitted with a suite comprising panelled bath, washbasin set into a vanity unit with storage beneath, low level W.C and separate shower cubicle with screen door and Mira Sport electric shower unit (not tested). Part tiled walls. Radiator. Recessed spotlighting. Extractor. Two uPVC double glazed frosted windows to side.

Kitchen

12'9" x 8'9" (3.89m x 2.67m)

Fitted with a matching range of floorstanding and wall mounted storage units with soft close doors and drawers. Ample rolled edge worksurfaces. 1.5 bowl sink unit with drainer and chrome mixer tap. Part tiled walls. Integrated eye level Hotpoint double oven (not tested). Integrated electric hob (not tested) with extractor over (not tested). Corner storage cupboard with carousel shelving. Integrated washing machine (not tested). Integrated dishwasher (not tested). Integrated fridge freezer (not tested). Pull out pantry cupboard. Wall mounted glass fronted display/storage cupboards. Radiator. Wood flooring. uPVC double glazed window to rear. Door to Dining Room.

Sitting Room

17'4" x 15'0" (5.28m x 4.57m)

Central chimneybreast with gas fire (not tested). Radiator. TV point. Two wall light points. uPVC double glazed window with views over the front garden. Sliding glazed internal doors to Dining Room.

Bedroom

13'4" x 10'6" (4.06m x 3.20m)

Radiator. uPVC double glazed window to rear garden.

Dining Room

12'9" x 11'0" (3.89m x 3.35m)

Radiator. uPVC double glazed patio doors to rear garden. Sliding glazed internal doors to Sitting Room.

ON THE FIRST FLOOR

Landing

10'5" x 6'7" (3.18m x 2.01m)

Radiator. Built-in storage cupboard housing water tank. Doors to all Bedrooms and Cloakroom.

Cloakroom

Fitted with a suite comprising push button low level W.C and washbasin set into a vanity unit with storage beneath. Part tiled walls. Radiator. uPVC double glazed frosted window to side.

Bedroom Two

17'3" x 11'0" (5.26m x 3.35m)

Radiator. uPVC double glazed dormer window to front.

Bedroom Three

17'6" x 9'0" (5.33m x 2.74m)

Radiator. uPVC double glazed dormer window to rear.

Bedroom Four

13'4" x 9'5" (4.06m x 2.87m)

Radiator. Access to loft space. uPVC double glazed dormer window to rear.

OUTSIDE

Garage & Driveway

18'2" x 9'1" (5.54m x 2.77m)

The garage features an up and over vehicular entry door. Power and light connected. Tap. Wall mounted gas fired Ideal boiler (not tested).

Blockpaved driveway providing off-street parking for four cars and access to the garage and front door.

Front Garden

The remaining front garden is laid mainly to lawn with hedge borders. Gated pathway to the side. Outside lighting.

Rear Garden

75'0" x 70'0" approx (22.86m x 21.34m approx)

Laid mainly to lawn and enclosed by panelled fencing. Paved patio to the immediate rear of the house. Outside lighting and garden tap. Various fruit trees. Garden shed.

Paved pathway providing gated access to the front.

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 144sqm. 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

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.

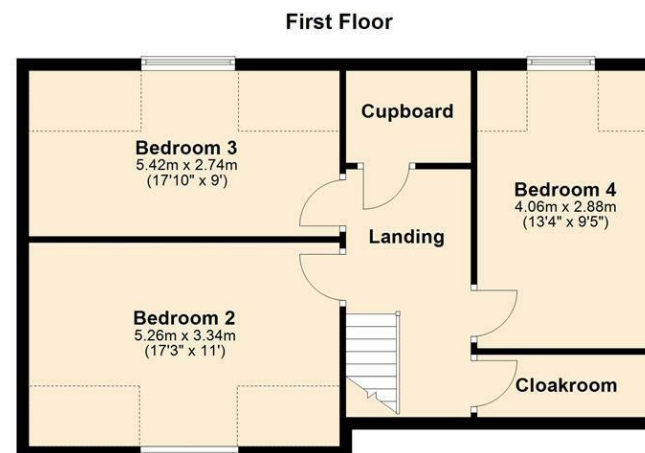
Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

AGENTS NOTE

Please note that this property is a probate sale, and we are advised by the executors that probate has been granted.







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