



NORGANS

Surveyors & Estate Agents

140 BENSLOW LANE  
HITCHIN





**140 Benslow Lane**  
Hitchin  
Hertfordshire SG4 9RA

**Guide Price £875,000**

VIEWINGS TO COMMENCE SATURDAY 18TH JANUARY 2025

Ideally placed for many fine schools, mainline rail station and Pinchill recreational ground, is this well appointed former show home with extended ground floor accommodation. Extensive private parking to the side of the house plus a reduced length garage/store.

Fabulous refitted kitchen family room complete with electric under floor heating, Three further reception rooms. Ground floor cloakroom, Refitted family bathroom and en-suite to master.

Professionally landscaped rear garden with large porcelain sun terrace, synthetic grass, Aurora bluetooth lighting.



### Viewing

By appointment with Norgans Estate Agents.









## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Composite double glazed entrance door opening to:-

#### Hall

Stairs to the first floor. Cloaks cupboard. Coved ceiling. Radiator. Amtico floor flooring.

#### Cloakroom

Fitted with a suite comprising low level W.C and washbasin with tiled splashback. Radiator. Window to front.

#### Living Room

21'0" x 11'3" (6.40m x 3.43m)

Amtico flooring. Limestone fireplace surround with Dimplex Optiflame fire (not tested). Two radiators. Coved ceiling. uPVC double glazed French doors to rear garden. Bay window to front. French doors to dining room.

#### Dining Room

9'10" x 9'2" (3.00m x 2.81m)

Amtico flooring. Coved ceiling. Window to rear. Door to Hall.

#### Dining Kitchen/ family room

26'6" x 10'9" max (8.1m x 3.3m max)

Narrowing to 3.0 Stunning entertaining space with recently refitted array of contemporary units to floor and walls. Integrated, Neff induction hob, extractor fan, Bosch washing machine and dishwasher. John Lewis fridge/freezer ( ALL APPLIANCES NOT TESTED). Electric under floor heating with Amitco finish. Origin bifold doors opening on to sun terrace with integrated blinds. Window to side with electric blind. Door to garage/store.

#### Study

8'10" x 5'9" (2.69m x 1.75m)

Radiator. Dual aspect windows. Telephone point.

### ON THE FIRST FLOOR

#### Landing

Access to loft space. Amtico flooring. Airing cupboard.

#### Bedroom One

12'4" x 10'2" (3.76m x 3.10m)

Measurements include a range of mirror fronted wardrobes. Radiator. Amtico flooring. Window to side.

#### En-Suite shower room

Comprising three piece suite. Tiled floor with electric under floor heating. Heated towel rail. Dual aspect windows.

#### Bedroom Two

11'10" x 9'6" (3.61m x 2.90m)

Fitted wardrobe. Radiator. Window to rear.

#### Bedroom Three

9'6" x 8'6" (2.90m x 2.59m)

Fitted cupboards. Radiator. Window to front.

#### Bedroom Four

9'0" x 6'10" (2.74m x 2.08m)

Plus entrance recess and fitted cupboard. Radiator. Window to rear.

#### Family Bathroom

Fitted with a suite comprising panelled bath with mixer tap shower attachment over, low level W.C and washbasin. Extractor fan. Part tiled walls. Window to front.

### OUTSIDE

#### Driveway & Parking

Large tarmac driveway and parking area to the side of the property leading to a reduced size garage/store



### Store

9'10" x 5'2" (3.0m x 1.6m)

Metal up and over vehicular entry door. Power and light connected. Door to Dining Kitchen.

### Gardens

Open plan gardens to the front and side stocked with a variety of trees and shrubs. Side gate access to the rear garden, mainly laid to lawn. The fully enclosed rear garden has recently been professionally landscaped. Large porcelain sun terrace, synthetic grass, raised beds, Bluetooth lighting system, along with dusk till dawn lighting.

### 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. 128sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

### EPC RATING

Current D  
Potential C

### TENURE - FREEHOLD

We are advised that this property is Freehold.

### 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](mailto:hitchin@norgans.co.uk))

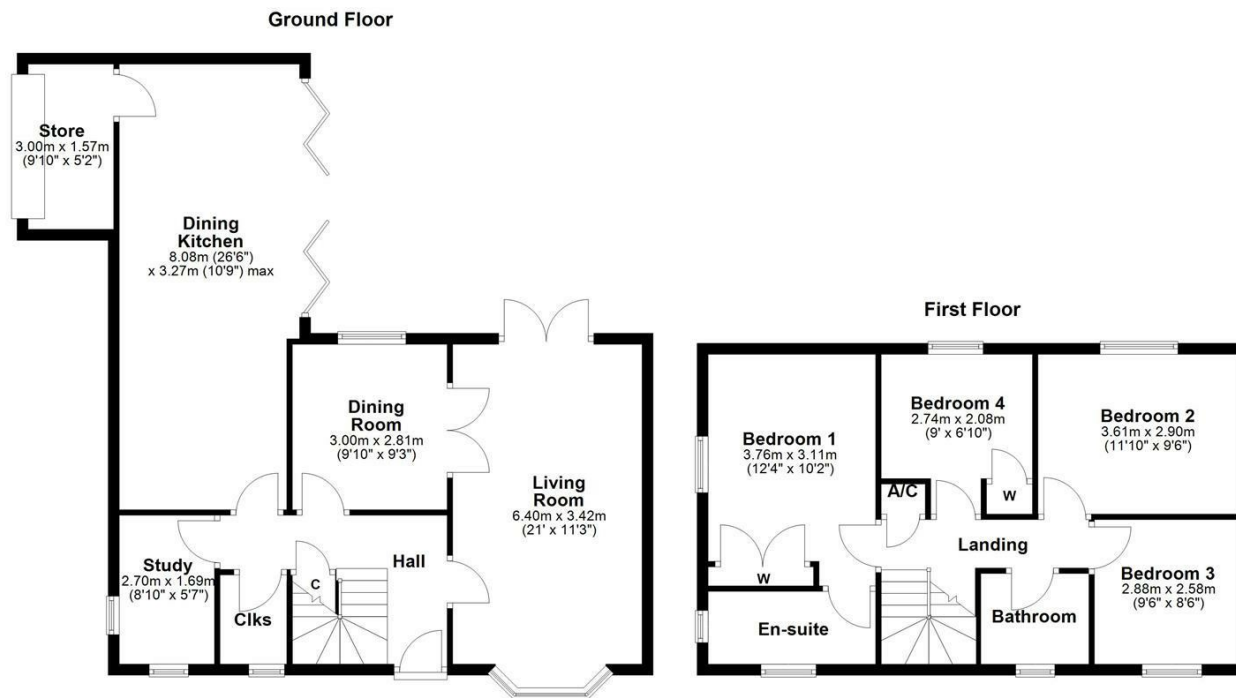
### GDPR

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](http://www.norgans.co.uk).



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