



61 WELLINGHAM AVENUE
HITCHIN



61 Wellingham Avenue

Hitchin

Hertfordshire SG5 2UL

Guide Price £525,000

An extended 3 bedroom 1960's built semi detached house complete with extensive off street parking and garage. With a generous south/west facing rear garden and further scope to extend (STPP) if required, this should prove to be most appealing to many buyers.

Spacious living room, large two part kitchen opening onto a vast sun terrace. Gas heating and double glazing.



Viewing

By appointment with Norgans Estate Agents.



**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE PORCH

Upvc double glazed entry door with a matching side window leading to:-

ENTRANCE HALL

Telephone point. Stairs to first floor with a built in understairs storage cupboard. Radiator. Doors to the Sitting Room and Kitchen.

SITTING/DINING ROOM

25'1" x 11'10" (7.65 x 3.61)

Narrowing to 2.95m(9'8"). 2 radiators. uPVC double glazed window to front. Connecting double doors opening to Kitchen.

SUB KITCHEN

10'4" x 8'1" (3.15 x 2.46)

Having been extended to the rear this original part of the kitchen has been refitted along with the extended new kitchen area to the rear. An array of dream high gloss until and tall cupds one of which houses the central heating boiler, under counter space for dishwasher, tumble dryer and washing machine. Tile floor. Window to side. Open doorway flowing into:-

MAIN KITCHEN AREA

13'9" x 9'10" (4.2 x 3)

Extensive range of further high gloss fronted cupds to walls and floor. Continued tiled floor. Breakfast bar. Space for range cooker. Window to side. French doors to rear.

ON THE FIRST FLOOR

LANDING

uPVC double glazed window to side. Access to loft space. Doors to all rooms.

BEDROOM 1

13'3" x 11'1" (4.04 x 3.38)

uPVC double glazed window to front. Radiator. Range of built in wardrobe cupboards with hanging rails and storage shelving.

BEDROOM 2

11'0" x 10'11" (3.35 x 3.33)

uPVC double glazed window to rear. Radiator. Airing cupboard housing hot water tank (not tested). Two built in wardrobe cupboards with hanging rails and storage shelving.

BEDROOM 3

10'1" x 6'11" max (3.07 x 2.11 max)

Measurements include bulkhead. uPVC double glazed window to front.

BATHROOM

White suite comprising panelled bath with shower screen, pedestal wash handbasin and low level push button W.C. Radiator. Partly tiled walls. uPVC double glazed frosted window to rear. Tiled effect floor.

OUTSIDE

AT THE FRONT

A wide driveway providing ample off road parking and access to the Garage. The remaining front garden is mainly laid to lawn with flower and shrub borders.

REAR GARDEN

A good sized, south/westerly facing private garden laid mainly to lawn. A large paved sun terrace adjacent to the house. New deck area at the top of the garden.

GARAGE & DRIVEWAY

Single Garage with up and over door. Driveway providing off-street parking for several vehicles.

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

SERVICES

All mains.

VIEWING

Strictly by appointment with Norgans Estate Agents, Hitchin office (tel: 01462 455225)

EPC RATING

TBA.

FLOOR AREA

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

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.

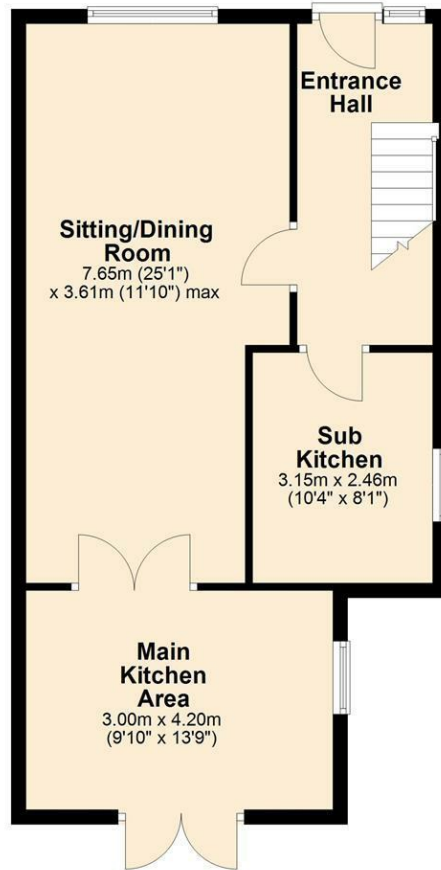
You can ask for your information to be removed at any time.

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

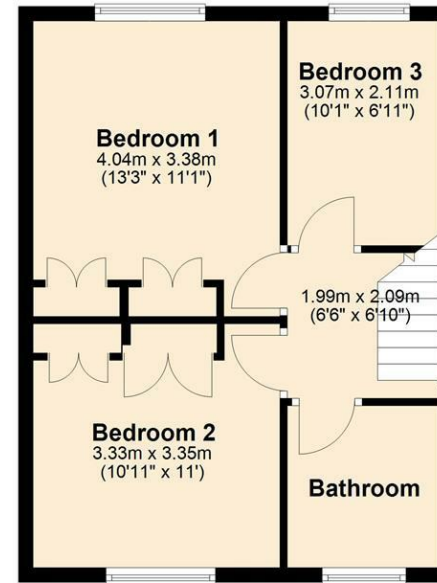
TENURE - FREEHOLD

We are advised that this property is Freehold.

Ground Floor



First Floor



61 Wellingham Avenue, Hitchin