



MEREVALE 41 BENSLOW LANE  
HITCHIN





## Merevale 41 Benslow Lane

Hitchin

SG4 9RE

**Guide Price £2,000,000**

An impressive double fronted family residence located in a popular residential road close to the town centre, Hitchins mainline railway station and good local schools covering all age ranges.

Merevale retains many period features throughout with 9' high ceilings, a beautiful Mahogany staircase, exposed wooden floorboards and open fireplaces to name a few. The spacious accommodation is spread over three floors plus a useful cellar. Underfloor heating to the dining kitchen which has been refitted with attractive shaker style units and largely built in appliances. Three further reception rooms and a cloakroom, On the first floor are three double bedrooms, one with an en suite, a further bedroom and bathroom. On the second floor are three further rooms and bathroom.

Outside is a double driveway providing off street parking, double garage with electric door, set back behind electric entry gates. An attractive garden to the rear laid mainly to lawn with raised terrace area and swimming pool.

## Freehold

### Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225).





## THE HOUSE

An impressive double front period residence approaching 4,000sqft and set over four floors; including the cellar. The property retains many authentic period features and the accommodation comprises;

Impressive Entrance Hall

Refitted Kitchen breakfast room with separate utility

Cloakroom

Study

Formal Dining Room

Lounge

Seven Bedrooms spread over the top two floors

Three bathroom facilities and a separate cloakroom

Every room retains an original feature with an abundance of marble fireplaces, beautiful mahogany staircase with turned balustrades, high ceilings, original cornicing and skirtings, attractive exposed and beautiful stained glass window on the side landing and front door. A refitted and well designed shaker style dining kitchen with largely built in appliances, impressive central island and space for social dining and separate utility. Two further spacious reception rooms provide ample space to entertain, and a useful study. Cellar. The bedrooms are spread over the top two floors with wash facilities to both.

## GARDENS AND GROUNDS

The property is approached via electric entry gates opening to a gravelled driveway providing off street parking for approximately 4 cars. Gated access to the rear garden and a detached double garage with electric up and over entry door and electric car charger. The front garden is enclosed by low level walling with railings to the front boundary and attractive box hedging with gravel beds. Gate and paved pathway leading to front door.

The rear garden has a raised terrace to the immediate rear of the property providing an attractive entertaining space with direct access from the living room and dining kitchen. Steps lead down to the remaining garden which is walled to two sides and largely laid to lawn with flower and shrub beds. Raised swimming pool, shed and greenhouse.



















## ABOUT THE AREA

Located in one of Hitchins most sought after residential roads with convenient access to the popular historic town centre and the main line railway station and with close access to some of Hitchin's most popular schools.

There is residents parking permits on the road which can be obtained from North Hertfordshire District Council as a resident.

## DISTANCES

Hitchin Train Station 0.3 mile (walking)

Schools; Hitchin Girls School 0.4mile (walking). St Andrews; Church of England; 354ft (walking). Hitchin Boys School; 0.7mile (walking). The Priory School; 1.5miles (walking)

Town Centre: St Marys Church 0.7mile.

Junction 8, Stevenage A1(M) 3.3miles.

Junction 9, Letchworth A1(M) 3.5miles.

(Distances according to googlemaps).

## PROPERTY INFORMATION

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

TOTAL FLOOR AREA - 328sqm.

EPC RATING - Current: E Potential: C

SERVICES - All mains

TENURE - Freehold

BROADBAND/INTERNET SPEED - TBA

VIEWINGS - By appointment with Norgans (tel: 01462 455225/email: [hitchin@norgans.co.uk](mailto:hitchin@norgans.co.uk))





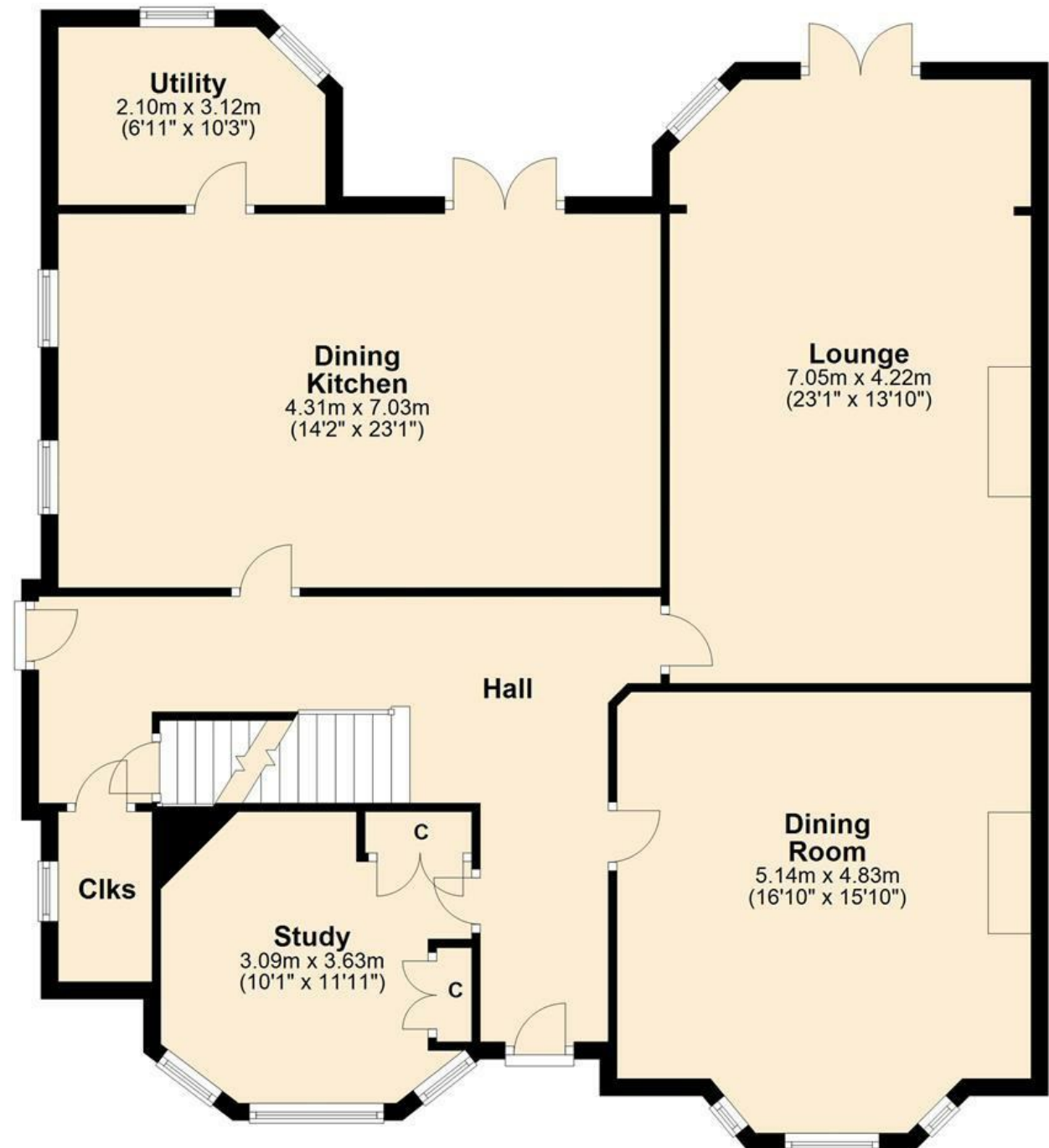




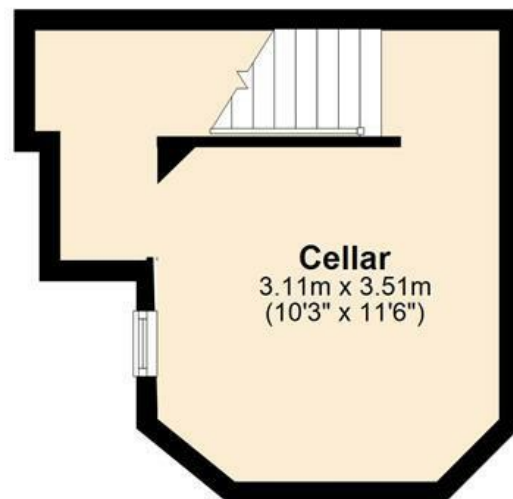




## Ground Floor

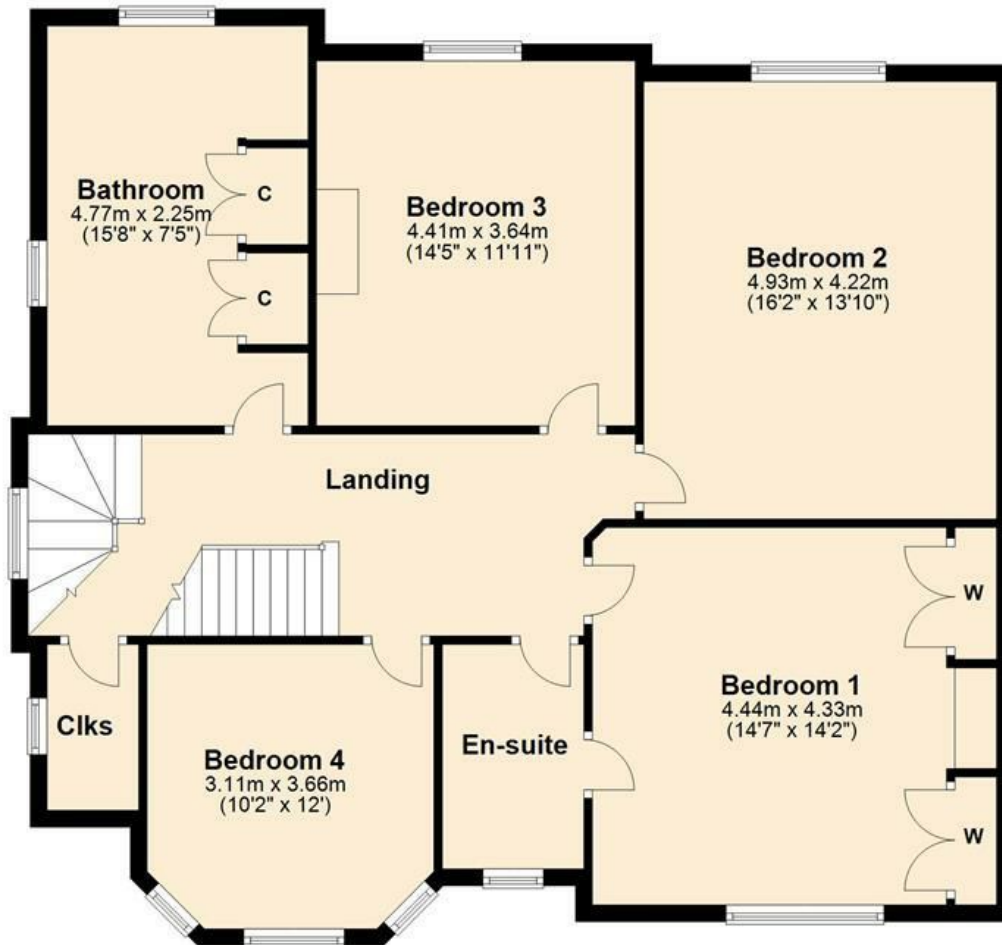


## Basement





First Floor



Second Floor

