



NORGANS

Surveyors & Estate Agents

49 Highbury Road
HITCHIN



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Hitchin

Hertfordshire SG4 9SA

Guide Price £850,000

An attractive Victorian semi detached house located on the south side of Hitchin at the top of Highbury road just meters away from Hitchin Girls School and with convenient access to Hitchin's mainline train station and vibrant town centre.

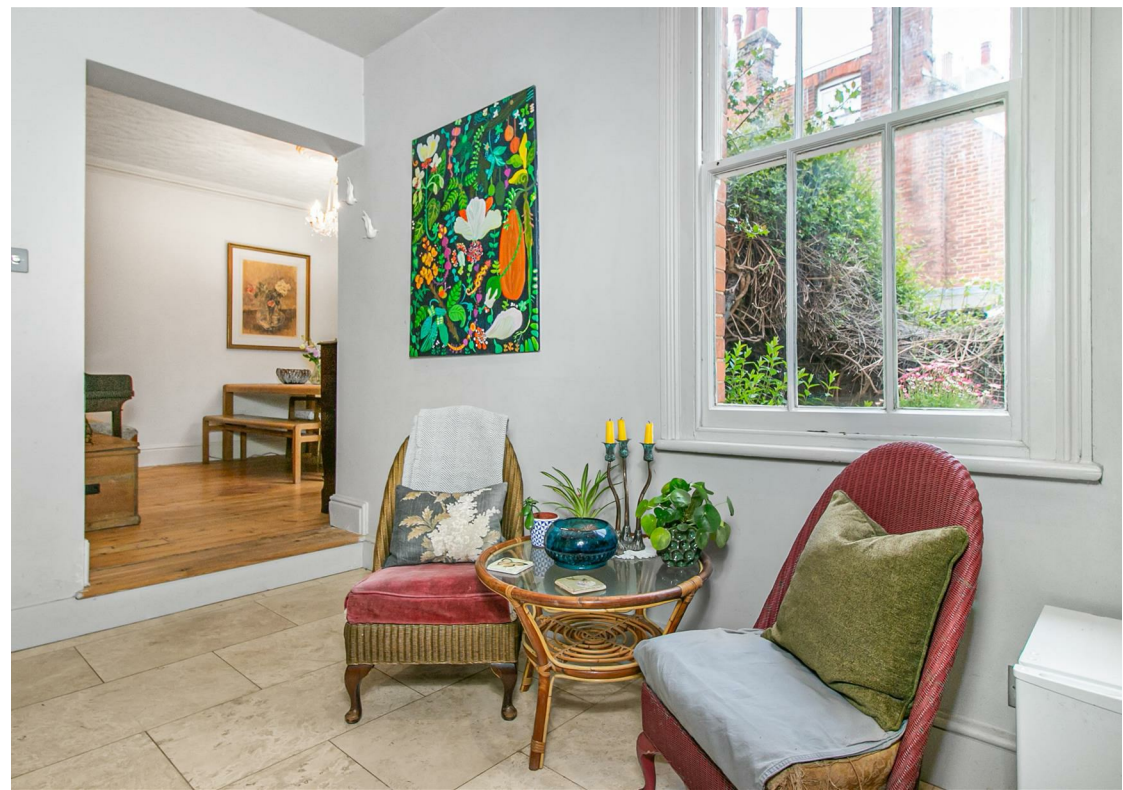
This 4 bedroom home offers considerable potential to extend or adapt the existing accommodation (STPP). The accommodation comprises 2 generous reception rooms, dining kitchen, utility and ground floor cloakroom. Cellar. Four bedrooms and a bathroom on the first floor. Character features combine with modern conveniences.

Outside there is a double gated entry driveway at the bottom of the garden providing off street parking. Mature gardens to the rear and side of the house.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE DOOR

Opening to;-

RECEPTION HALL

21'3" x 5'6" (6.5 x 1.7)

Pine floor. Stairs to cellar. Stairs to first floor. Cornicing to ceilings. Radiator. Cloaks cupboard. Door to;-

SITTING ROOM

13'9" x 13'5" (4.2 x 4.1)

Central fireplace. Cornice to ceilings. Radiator. Bay window with sash windows to front.

DINING ROOM

13'5" x 11'5" (4.1 x 3.5)

Pine floor. Central fireplace. Fitted cupboards and shelves to either side. Cornice to ceilings. Radiator. Sash window to rear.

BREAKFAST KITCHEN

20'0" x 9'10" (6.1 x 3)

Shaker style units to floor and walls with quartz worktops over. Space for range cooker and American style fridge freezer. Integrated dishwasher (not tested). Bin drawer. 1 1/2 bowl stainless steel sink unit. Larder drawers. Dresser unit. Tiled floor. Underfloor heating. Sash window to side. Door to;-

UTILITY

6'10" x 5'6" (2.1 x 1.7)

Counter tops and storage cupboard. Butler sink. Plumbing for automatic washing machine. Continued tiled floor. Underfloor heating. Vaulted ceiling. Velux. Window to rear. Door to side.

CLOAKROOM

6'2" x 3'3" (1.9 x 1)

Low Level W.C. and wash hand basin. Viessmann central heating boiler (not tested). Continued tiled floor. Underfloor heating. Vaulted ceiling. Velux.

CELLAR

19'0" x 10'5" (5.8 x 3.2)

Approx. measurement. Alcoves

ON THE FIRST FLOOR

LANDING

Pine floor. Radiator.

BEDROOM ONE

13'9" x 12'9" including bay window (4.2 x 3.9 including bay window)

With sash windows. Fireplace. Wash hand basin. Radiator.

BEDROOM TWO

13'5" x 11'5" (4.1 x 3.5)

Pine floor boards. Fitted wardrobes. Shelves recess. Fireplace. radiator. Sash window to rear.

BEDROOM THREE

10'5" x 9'2" plus recess (3.18m x 2.79m plus recess)

Radiator. Fireplace. Sash window to rear.

BEDROOM FOUR

8'6" x 6'2" (2.6 x 1.9)

Radiator. Sash window to front.

BATHROOM

5'10" x 5'10" (1.8 x 1.8)

Fitted with a white suite comprising bath with shower over (not tested). wash hand basin. Pine floor. Heated towel rail. Part tiled walls. window to side.

SEPARATE W.C.

5'10" x 2'7" (1.8 x 0.8)

Low Level W.C. Part tiled walls. Pine floor. Window to side.

OUTSIDE

AT THE FRONT

Courtyard style area enclosed by railings. Quarry tiled path to entrance door.



SIDE GARDEN

South west facing. With gated access from adjacent track. Hard landscaped, shed, plant and shrub beds. A continued stoned area which continues onto the bottom garden with double gates providing access to a parking area.

COUNCIL TAX BAND

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

FLOOR AREA

Approx 148sqm. 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

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.

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.

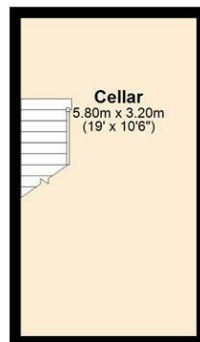
TENURE - FREEHOLD

We are advised that this property is Freehold.

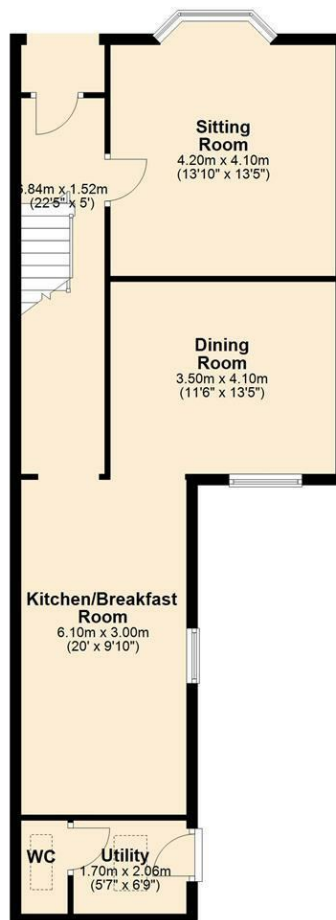
VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

Basement



Ground Floor



First Floor



40 Hickney Road, Hitchin