



NORGANS

Surveyors & Estate Agents

21 CHILTERN ROAD
HITCHIN



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Hitchin

Hertfordshire SG4 9PJ

Guide Price £1,400,000

VIEWINGS TO COMMENCE 14TH JUNE 2025

Located within one of the towns most desirable areas, this tree lined setting in the south central part of Hitchin is well placed for families with a host of highly sought after schools nearby. This area is also popular for commuters, with its pleasant footpath walkways leading to the towns mainline rail station within approximately a 10 minutes stroll.

This classic Victorian halls adjoining semi detached home has been considerably improved by the current owners with extensive refurbishment works and a large contemporary rear extension, which combines modern and character features superbly.

The accommodation provides, four bedrooms, two bathroom facilities, utility room, sitting room, snug and the jaw-droppingly stunning kitchen/family room.

Attractive gardens to both front and rear.

Freehold

Viewing

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



THE HOUSE

This classic Victorian halls adjoining home has been sympathetically renovated and extended to provide a ideal balance of both new and old. The current owners have made considerable investments into their home with a new gas fired heating system installed back in 2012. The electrics were also renewed at the same time along with re-plastering throughout the property.

The rear extension was added in 2015 creating a stunning new contemporary living space. Thoughtfully designed with underfloor wet heating system covered in attractive tiles, this part vaulted kitchen family room provides an excellent social entertaining area. Numerous velux skylights allow light to flow through from above, whilst bifold doors open seamlessly onto a large paved sun terrace ideal for alfresco dining. The kitchen units from 'Hacker Systemat' complement the space and benefit from an array of 'Siemens' integrated appliances. Various lighting systems have been implemented to highlight the features of the room.

The sitting room and snug provide two further reception rooms both with attractive fireplaces. Ground floor shower room and the all important utility. The first floor offers 4 generous bedrooms all with attractive original sash window and a refitted bathroom.









OUTSIDE

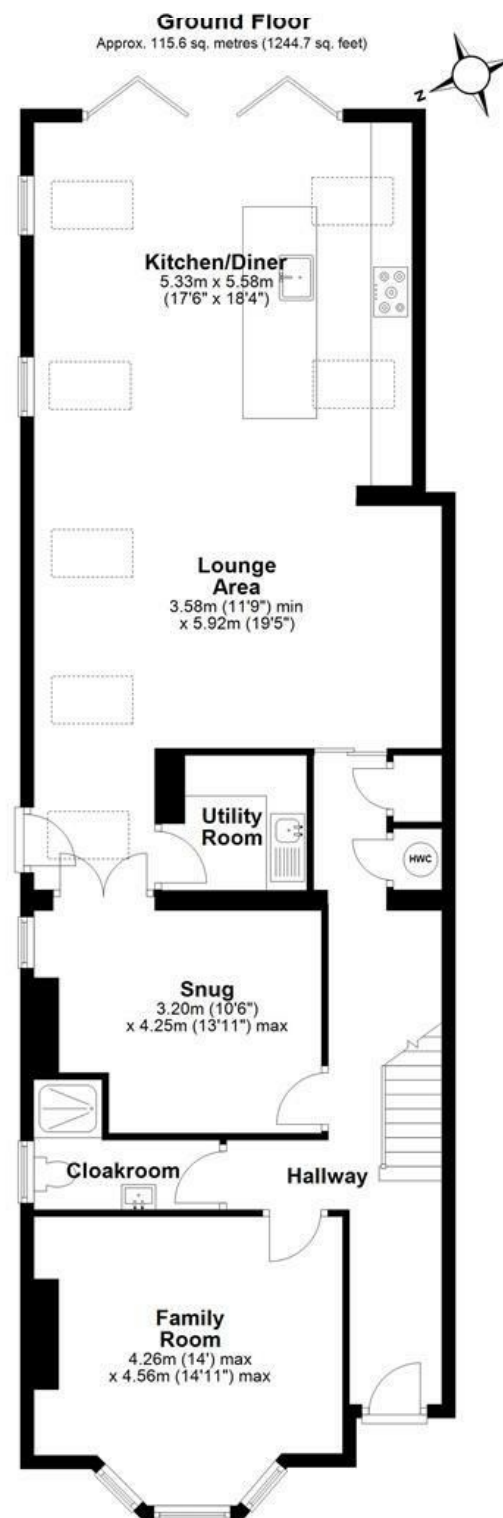
Externally there is a car charging point to front of the house.

The front garden is raised and enclosed by an attractive red brick wall with steps leading up to the entrance door. Side footpath provides access to the rear garden which has been mainly laid to lawn with paved areas adjoining the house and at the top of the garden. External lighting and power to both areas.

ABOUT THE AREA

Chiltern Road is one of Hitchin most sought after locations. This rarely available tree lined road is a designated conservation area. Many highly sought after schools are within close proximity as is the mainline rail station. Pinehill Park is located at the end of the street and the vibrant town centre less than mile away.





Total area: approx. 187.0 sq. metres (2013.2 sq. feet)

DISTANCES

Hitchin Train Station 0.6 mile (walking)
Schools; Hitchin Girls School 0.3mile (walking).
St Andrews; Church of England; 0.3mile (walking).
Hitchin Boys School; 0.9mile (walking).
The Priory School; 1.7miles (walking)
Town Centre: St Marys Church 0.6mile.
Junction 8, Stevenage A1(M) 3.1miles.
Junction 9, Letchworth A1(M) 3.5miles.

(Distances according to googlemaps).

COUNCIL TAX BAND

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

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.

TENURE - FREEHOLD

We are advised that this property is Freehold.

EPC

Current: D
Potential: C

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.

FLOOR AREA

187sqm - please note this measurement is taken from the EPC and does not include unheated 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.

VIEWINGS

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



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