



11 WESTFIELD CLOSE
HITCHIN



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Hitchin

SG5 2HF

Guide Price £750,000

VIEWINGS TO COMMENCE FRIDAY 20TH JUNE 2025

An attractive double fronted detached house that is conveniently located for the vibrant town centre, many local amenities and excellent schools covering all age ranges. Originally constructed in the 1950's, this three bedroom detached home stands on a good sized private plot with a garage and ample off street parking. It is situated within a pleasant and popular cul de sac location on the west side of town and is available to the market for the first time in nearly forty four years.

The accommodation features a central entrance hall with cloakroom. A dual aspect sitting room with a central fireplace. A separate dining room plus a kitchen and good sized utility. Upstairs there are three large double sized bedrooms plus a modern shower/wet room. The property is heated via a gas fired boiler to radiator central heating and the windows and doors have been replaced with double glazed units.

Whilst requiring some updating, the property also offers in our opinion enormous potential to re model or extend subject to obtaining the required consents. Therefore an early viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Part glazed entrance door with double glazed side windows to;-

ENTRANCE HALL

Stairs to first floor with built in storage cupboard below. Radiator. BT point. White panelled doors to Dining Room, Sitting Room, Kitchen and Cloakroom.

CLOAKROOM

Low Level W.C. Wash hand basin with chrome mixer tap set into a vanity unit with storage space below. Part tiled walls. Double glazed window to rear.

SITTING ROOM

18'4" x 10 (5.59m x 3.05m)

Dual aspect with uPVC double glazed window to front and sliding double glazed patio doors to rear garden. Central chimney breast with gas living flame fire (not tested) with matching marble inset and hearth plus oak surround. Two wall light points. Two radiators. TV point. Coved ceiling.

DINING ROOM

11 x 9'11" (3.35m x 3.02m)

Double glazed window to front. Radiator. Coved ceiling.

KITCHEN

14'1" x 7'10" (4.29m x 2.39m)

Fitted with range of matching wall mounted and floor standing storage cupboards with ample worksurfaces incorporating a 1 1/2 bowl stainless steel sink unit with chrome mixer taps. Various storage drawers and under unit lighting (not tested). Part ceramic tiled walls. Two double glazed windows with views over the rear garden. Electric oven (not tested). Space for dishwasher and upright fridge freezer. Double panelled radiator. Two glass fronted display/storage cupboards. Part glazed door to utility.

UTILITY ROOM

9'10" x 8'7" (3.00m x 2.62m)

uPVC double glazed door and window to rear garden. Wall mounted Worcester gas fired central heating boiler (not tested). Stainless steel sink unit with single drainer and storage cupboard below. Space for washing machine and tumble dryer. Additional floor standing and wall mounted cupboards. Radiator. Door to the garage.

ON THE FIRST FLOOR

LANDING

uPVC double glazed window to the front. Radiator. Access to loft space. White panelled doors to all three bedrooms and wet room. Built in airing cupboard with insulated hot water tank and linen shelving.

BEDROOM ONE

18'4" x 10 (5.59m x 3.05m)

Dual aspect with double glazed windows to the front and rear. Range of built in wardrobes. Two radiators. Coved ceiling.

BEDROOM TWO

11 x 9'7" (3.35m x 2.92m)

Double glazed window with views over the rear garden. Radiator. Coved ceiling.

BEDROOM THREE

11 x 8'6" (3.35m x 2.59m)

Double glazed window to front. Radiator. Coved ceiling. Wood effect floor. Wall mounted storage shelving.

WET ROOM

5'11" x 5'10" (1.80m x 1.78m)

Concealed cistern push button Low Level W.C. Wash hand basin with chrome tap set into vanity unit. Walk in shower cubicle with screen door and Mira digit shower unit (not tested). Extractor. Heated chrome towel rail. Double glazed frosted window to rear. Recessed spot lighting.

OUTSIDE

AT THE FRONT

Enclosed by mature hedging and dwarf brick wall. Well stocked with flower and shrub beds. Gravelled for the ease of maintenance. Off street parking for two cars. Access to front door and garage. Gated side access.

AT THE REAR

Approximately 60' x 40' Laid mainly to lawn with flower and shrub borders. Greenhouse. Shed. Paved patio area. Tap and light.

GARAGE

14 x 9'9" (4.27m x 2.97m)

Up and over door. Power and light. Workbench. Storage shelving.

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

Approximately 103sqm. 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.

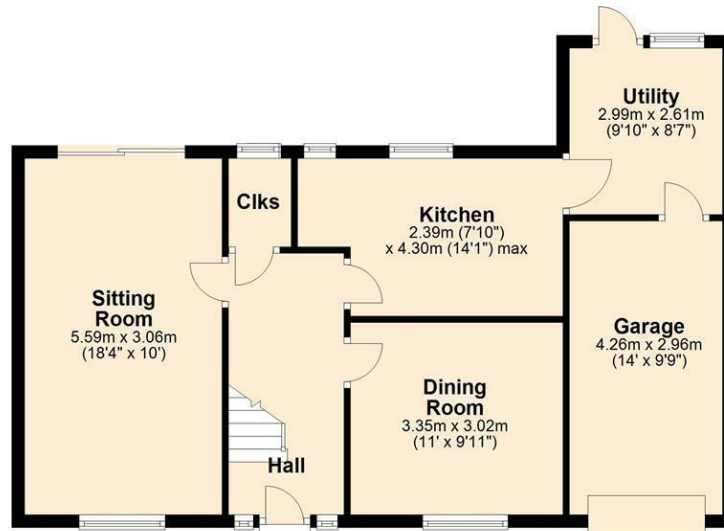
VIEWINGS

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

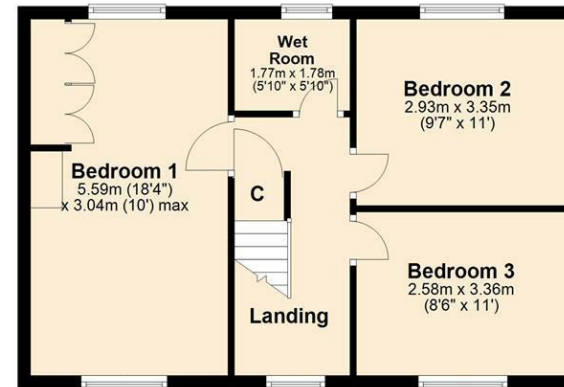




Ground Floor



First Floor



11 Westfield Close, Hitchin