



NORGANS

Surveyors & Estate Agents

18 LINDSAY AVENUE
HITCHIN



18 Lindsay Avenue Hitchin Hertfordshire SG4 9JA

Guide Price £575,000

Viewings from Friday 27th June 2025.

A smartly presented, CHAIN FREE, semi detached home that has recently been refurbished and redecorated throughout.

This deceptively spacious property is situated on the popular southside of town and stands on an elevated south easterly facing plot with ample parking and a useful garage.

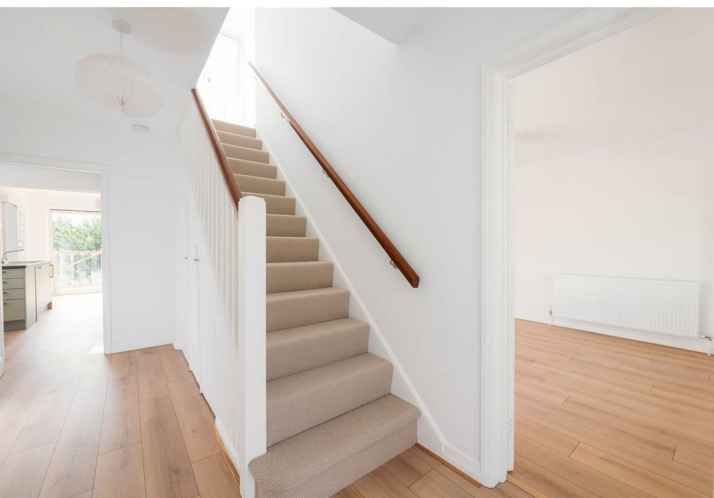
The accommodation features an entrance lobby and hallway. A ground floor third bedroom or home office. A newly installed shower room with a walk in shower cubicle and a spacious sitting room with central fireplace. A particular feature of the property is the impressive open plan social kitchen with built in appliances, central island, utility, dining area and direct garden access.

Upstairs there are two double sized bedrooms plus a substantial eves space with enormous potential.

An early viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

uPVC double glazed frosted sliding entrance door with matching side window to:-

ENTRANCE LOBBY

Ceramic tiled floor. Glazed entrance door with side window to;-

ENTRANCE HALL

Stairs to first floor with two built in storage cupboards below. Radiator. White panelled doors to sitting room, kitchen, bedroom three and shower room. Oak effect luxury vinyl flooring.

BEDROOM THREE/STUDY

9'8" x 7'3" (2.95m x 2.21m)

uPVC double window to front. Radiator. Continuous oak effect luxury vinyl flooring.

SITTING ROOM

22'5" x 13'11" (6.83m x 4.24m)

With a feature central fireplace incorporating a gas living flame fire (not tested) with Oak surround and marble hearth with matching surround. uPVC double glazed window to front. Two radiators. Coved ceiling.

Telephone point. Continuous oak effect luxury vinyl flooring. Open plan archway access to:-

DINING AREA

11'4" x 9'5" (3.45m x 2.87m)

Continuous oak effect luxury vinyl flooring. Double glazed patio doors to rear terraced. Coved ceiling. Two radiators.

KITCHEN

18'5" x 10'5" (5.61m x 3.18m)

L Shaped. Fitted with matching floor standing and wall mounted storage cupboards with soft close doors and drawers. Ample rolled edge worksurfaces with matching upstands. 1 1/2 bowl stainless steel sink unit with mixer taps. Four ring induction hob with extractor over (not tested). Integrated fridge and separate freezer (not tested). Built in larder cupboard with pull out drawers. Integrated Bosch dishwasher (not tested) and double oven (not tested). Central island with built in storage cupboards and drawers plus breakfast bar. Additional double glazed sliding patio doors to rear terraced. Continuous oak effect luxury vinyl flooring. Sliding multi pane door to;-

UTILITY

9'6" x 3' (2.90m x 0.91m`)

uPVC double glazed door with side window to side driveway. Space and plumbing for washing machine. Rolled edge worksurfaces.

SHOWER ROOM

7'10" x 5'4" (2.39m x 1.63m)

Wash hand basin set into vanity unit with cupboards below. Push button Low Level W.C. with concealed cistern. Walk in shower cubicle with Mira digital shower unit (not tested) featuring fixed and flexible shower head. Vinyl flooring. Extractor. Heated chrome towel rail. Fitted mirror with light and shaver point.

ON THE FIRST FLOOR

LANDING

uPVC double glazed window with views to the rear. Eaves storage cupboard. White panelled doors to both bedrooms.

BEDROOM ONE

14'6" x 9'9" (4.42m x 2.97m)

uPVC double glazed window to front. radiator. Built in wardrobe cupboard. Access to loft space.



BEDROOM TWO

13'3" x 10'4" (4.04m x 3.15m)

uPVC double glazed window to side. Radiator. Access to large eave storage cupboard with restricted head height housing wall mounted gas fires Worcester combination boiler (not tested).

OUTSIDE

AT THE FRONT

Terraced with flower and shrub beds and steps leading to the front door. Low brick wall to front boundary. Hedge screening to side. Long concrete driveway leading to the garage and provides off street parking for approximately three cars. Gated access to rear garden. Outside tap and light.

AT THE REAR

50' x 50' approx (15.24m x 15.24m approx)

The rear garden is terraced over three levels and enjoys a south easterly facing aspect. To the immediate rear of the property is a recently installed, raised split level timber deck seating area that is enclosed by contemporary glazed safety screens with steps leading down to the garden area. The remaining garden is laid mainly to lawn with flower and shrub beds and is enclosed with panelled fencing. Timber shed. Outside lighting.



GARAGE

16'2" x 8'2" (4.93m x 2.49m)

Up and over door. Power and light.

AGENTS NOTE

Solar panels linking into a LU X Power TUK storage inverter.

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

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

EPC RATING

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.



PROBATE

Please be advised that this is a probate sale and the executor has advised that probate has already been granted.

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.

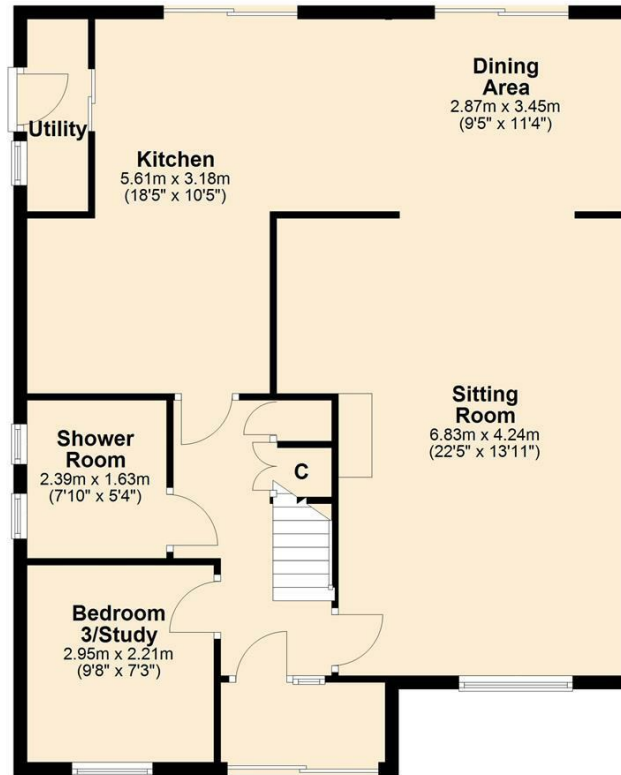
TENURE - FREEHOLD

We are advised that this property is Freehold.

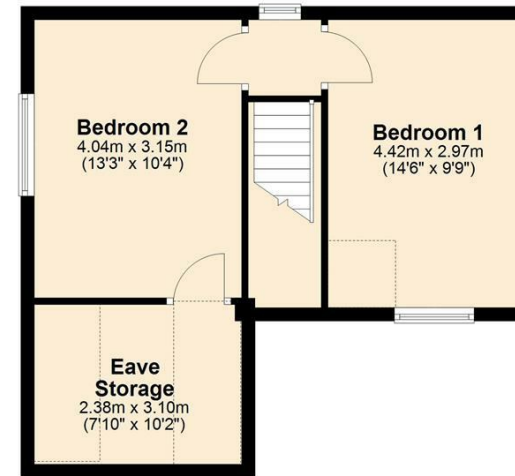
VIEWINGS

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

Ground Floor



First Floor



18 Lindsay Avenue, Hitchin