



CHERITH, 52 BLACKHORSE LANE
HITCHIN



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Hitchin

SG4 9EN

Guide Price £1,250,000

VIEWINGS TO COMMENCE SATURDAY 5TH JULY.

Occupying a plot of 0.26 acre, this imposing large family home offers around 3000 sq ft of accommodation. Formerly a detached bungalow, the roof was raised to create this now spacious home in this highly sought after SG49 postcode area. This is one of my favourite parts of town with its ease of access to the stunning neighbouring countryside of Gosmore, yet only about 1 mile from the town centre. There are many footpaths that provide speedy walks to local shops such as M & S, parks and even the rail station once the routes have been discovered.

This double fronted home comes with a large central reception hall off of which double opening doors open to both the dining kitchen and living room, creating good combined social spaces. Ground floor cloakroom, study/bed 5 and utility. The master bedroom is vast and comes with walk-in dressing room and en-suite bathroom. There are three further bedrooms one of which has a further en-suite and a family bathroom.



Freehold

Viewing

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

THE PROPERTY

Approached via a central pathway lined with attractive lavender bushes leading to the entrance hall with useful storage and W.C. The lounge diner is light and spacious and provides views to the front and rear and with patio doors opening directly onto the side patio garden, a dual aspect refitted kitchen diner is accessed back off the entrance hall with gloss units and central island providing ample space to entertain followed by a separate useful utility and plant room. Also on the ground floor is a useful bedroom 5/study and a W.C. On the first floor the landing is part vaulted with velux windows. The master bedroom is impressive in size with space for a seating area and a separate dressing room and en suite bathroom. The second bedroom also benefits from an en suite with two further bedrooms and a family bathroom.









OUTSIDE

The plot extends to approximately 0.26 acre. Brick pillars either side of the entrance lead through to an extensive block paved driveway and parking area. to the left of the driveway, a double width detached garage with electric door and side electric car charging point. Beyond the parking area, a lavender avenue pathway leads to the house with lawn areas to either side. The front garden area is used as a rear with its tall screening from the road, southerly aspect and good degree of privacy. A large secluded patio area wraps around the westerly aspect providing a pleasant evening entertainment space. Further garden space to the opposite side of the property with gated access to onto the neighbouring cul de sac of Matthew Gate.





THE AREA

Blackhorse Lane is located on the southern side of town, with convenient access to the A1(M) J8 via Stevenage Road. Knebworth, Welwyn and A1(M) J7 are also a short drive away and can be accessed via the A1(m) or B656.

This area is well placed for access to the fabulous surrounding countryside offering miles of walks at the edge of the Chiltern Hills. With good access to many favoured schools, the area is popular with families. Footpath walk access via the neighbouring cul de sac provides great access to the local M & S store and petrol station.

DISTANCES

Hitchin Train Station 1.6miles (by car)

Hitchin Town Centre (St Marys Church) 1 mile (by foot) 1.mile (by car)

Hitchin Girls School 1 miles (by car)

Kingshott 0.6mile (by car)

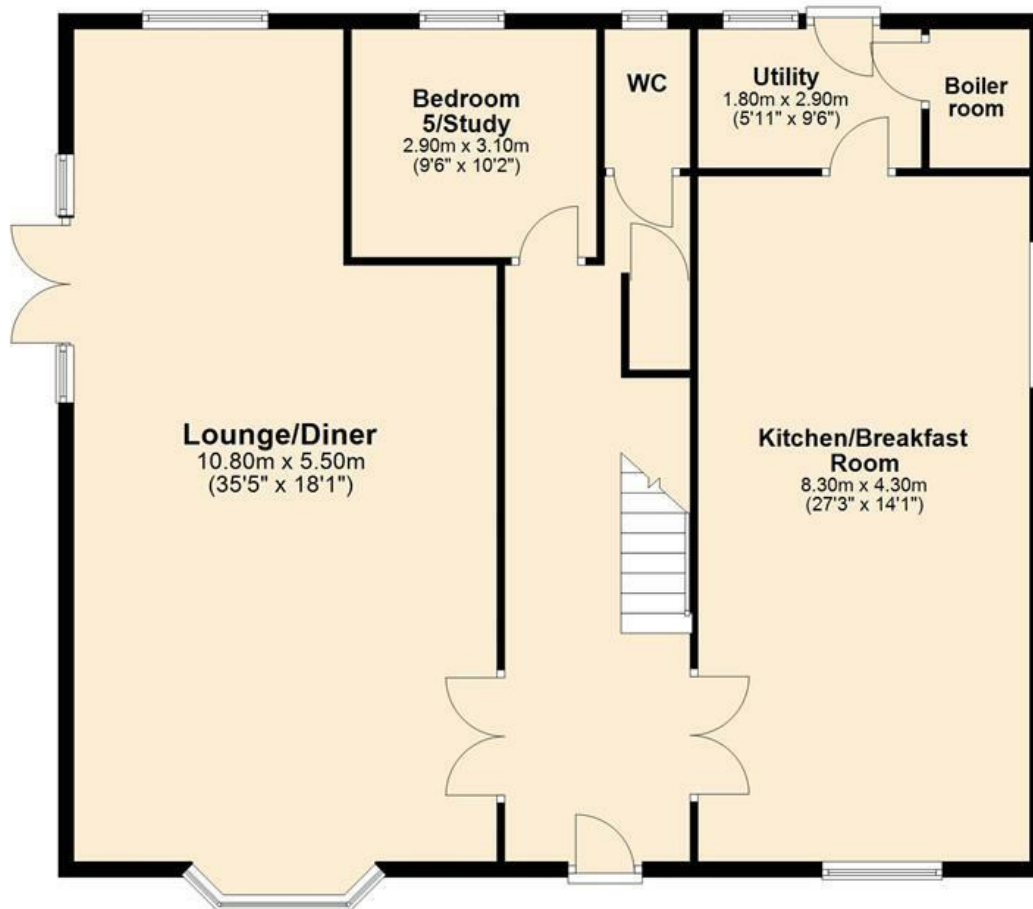
Hitchin Boys School 1.6miles (by car)

Priory School 2.3miles (by car)

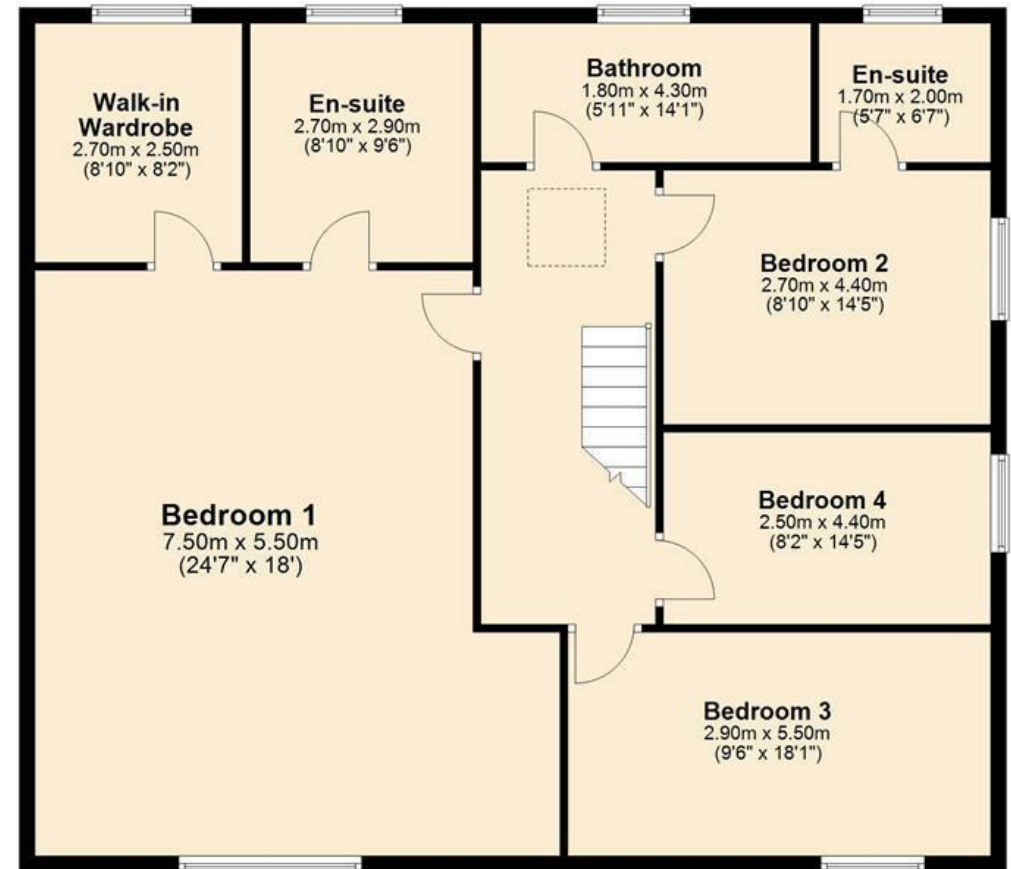
Distances according to Googlemaps.



Ground Floor



First Floor



COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band E. 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.

FLOOR AREA

Approx 247sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current C
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.

TENURE - FREEHOLD

We are advised that this property is Freehold.

VIEWINGS

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



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