



LANDSDOWNE HOUSE TILEHOUSE STREET

HITCHIN



Lansdowne House Tilehouse Street

Hitchin

SG5 2DY

Guide Price £850,000

TOWN CENTRE TOWNHOUSE WITH LIFT

Lansdowne House is a modern townhouse located in the heart of Hitchin within this quintessential conservation area steeped in local history. This one of three infill properties created by renowned local architect that has been enhanced by its current owners with the addition of a lift accessing three of the four floors. The accommodation is highly versatile with multiple configuration options depending on requirements. Tall ceilings, sash windows and split level rooms add to the property's character and charm yet with the added peace of mind of this actually being a modern home. A dumb waiter system provides an excellent solution for first floor formal dining. En-suite bathroom facilities to all bedrooms including a wet room. Private rear garden and roof top terrace with far reaching views.



Freehold

Viewing

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

The Property

Lansdown House is the middle terrace of just three homes, which was purchased off plan by the current owners. This four storey 'Georgian style' town house was constructed in 2006 and extends to approx. 2100 sq.ft. There is a large reception hall with extensive storage which can double as a ground floor dining/social space. Steps followed by a corridor with stairs to upper floors, cloakroom and dining kitchen beyond opening onto the private rear terrace. The kitchen has been slightly extended and a lift shaft added to the rear which covers three levels of the home. The first floor has been designed with living room to the front and dining room to the rear. The upper two floors offer 4 bedrooms and three bathroom facilities. The top floor front bedroom has door access onto a south/westerly aspect roof terrace.

Location

Tilehouse Street is one of the most sought after locations in the town with its expanse of attractive period properties and proximity to the town, only a 5 minute stroll to the town centre. Hitchin has a range of shops, both chains and independents, restaurants, public houses, bars, theatres and leisure facilities. The train station is just over a 20 minute walk away and countryside walks from Charlton are only a 10 minute stroll away.

The property is also within walking distance of Hitchin Boys' School and Hitchin Girls' Schools as well as Samuel Lucas Primary School, all of which are rated Outstanding by Ofsted.

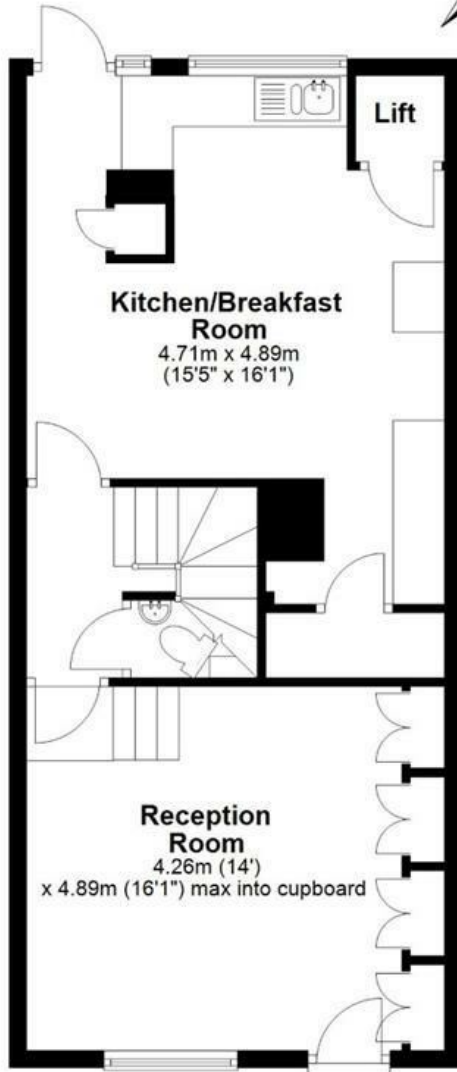
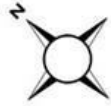






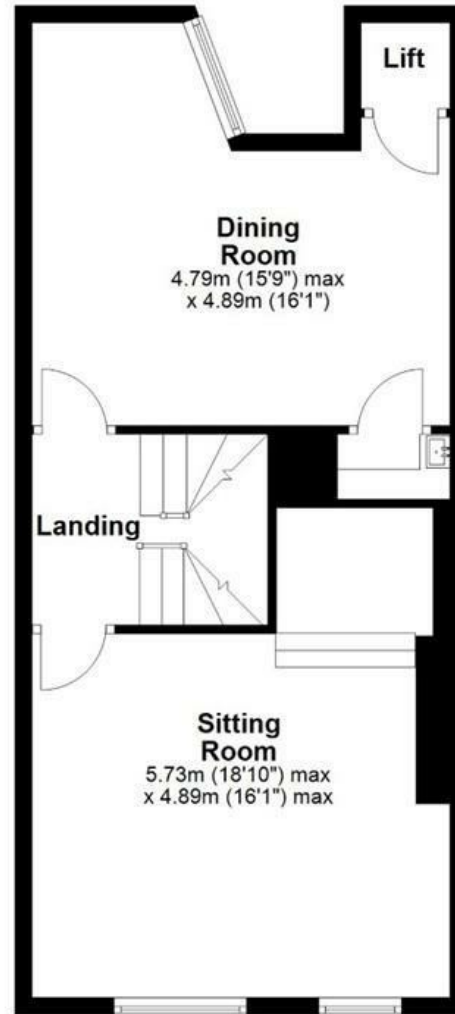
Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



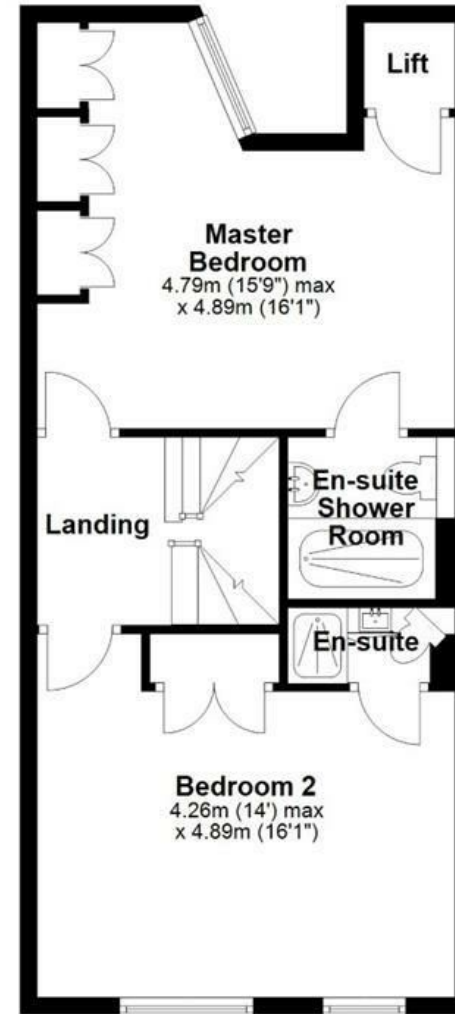
First Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



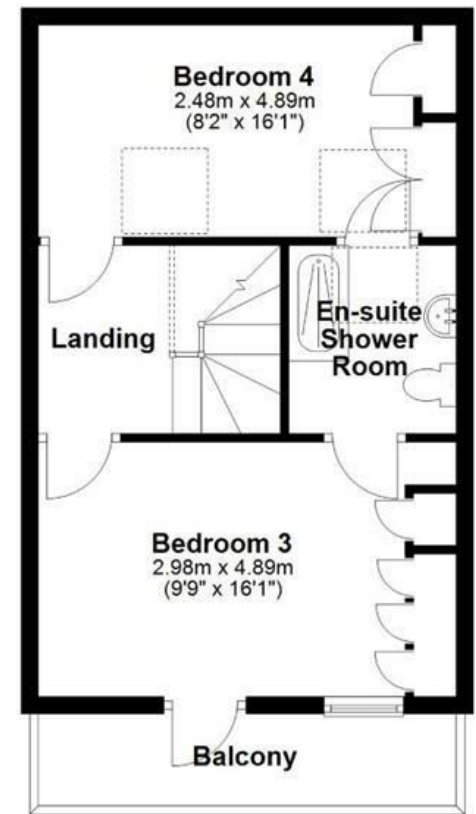
Second Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



Third Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 200.5 sq. metres (2158.3 sq. feet)

FLOOR AREA

Approx 200.5 sqm / 2158.3 sq ft. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

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.

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.

VIEWINGS

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

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.



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