



NORGANS
Surveyors & Estate Agents

6 GRAYS LANE
HITCHIN



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Hitchin

SG5 2HA

Guide Price £575,000

BEST AND FINAL OFFER 12 NOON
25/11/2025

Located in this highly desirable west Hitchin street offering excellent access to Samuel Lucas, town centre and miles of seemingly endless countryside. This 3 bedroom semi offers considerable potential to extend subject to the usual planning constraints. With vacant possession and probate granted, this property has the potential to be purchased speedily.

Parking for 2/3 cars on the driveway, plus car port and garage. Internally the carpets may well be hiding parquet flooring in both the living room and hallway. Ground floor cloakroom. Three generous bedroom and a bathroom. Vast loft with great potential. Whilst this property requires updating the potential is without doubt exciting.



Viewing

By appointment with Norgans Estate Agents.



ENTRANCE HALL

Spacious hallway with stairs to first floor and cupd. space beneath. We believe there might be a parquet floor hidden under the carpet!

CLOAKROOM

Housing W C and Wash hand basin. Window to side.

SITTING ROOM

26'3" x 12'5" (8.00m x 3.78m)

Central fireplace with old gas fire (Not tested). Again the carpet would appear to conceal a parquet floor, which would be rather nice to expose. Radiators and Windows to front and rear. Internal door connecting to kitchen.

KITCHEN

12'11" x 9'8" (3.95 x 2.97)

The kitchen is fitted with a basic range of floor and wall units along with work surfaces and a double-drainer sink. Free standing gas fired boiler. window to rear door to covered side space and garage.

BEDROOM 1

13'1" x 11'10" (4 x 3.63)

Radiator and window to front.

BEDROOM 2

11'1" x 10'11" (3.38 x 3.33)

Radiator and window to rear.

Built in wardrobes.

BEDROOM 3

9'11" x 7'2" max (3.03 x 2.20 max)

Bulkhead cupboard. Radiator and window to front.

BATHROOM

Three piece suite. Bath, washbasin and W C. Heated towel rail. Cupboard. Window to rear.

GARAGE

14'5" x 9'1" (4.41 x 2.79)

OUTBUILDING

6'6" x 9'1" (2.00 x 2.79)

FRONT GARDEN

Mainly laid to lawn with storm porch and quarry step leading to entrance door with joining window.

Car port and garage to the side of property.

FURTHER INFORMATION

Residents permit parking is available on the street, complemented by a private driveway offering off-road parking for two to three vehicles.

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.

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.

TENURE - FREEHOLD

We are advised that this property is Freehold.

EPC

Current: D Potential: B

FLOOR AREA

Approximately 97 sqm. Please note that this measurement has been taken from the EPC and may not include any unheated areas/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.

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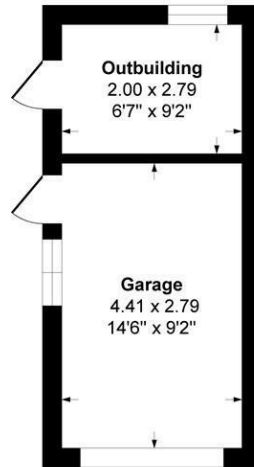
VIEWINGS

Parking restrictions GRAYS LANE. WHOLE STREET. Zone J. MON-SAT 11 - 12 & 2 - 3. Hitchin.

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

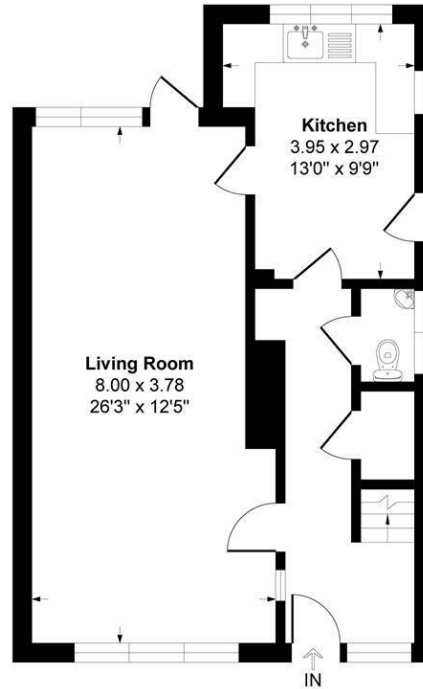
Outbuilding

Approx. 18.3 sq. metres (197.0 sq. feet)



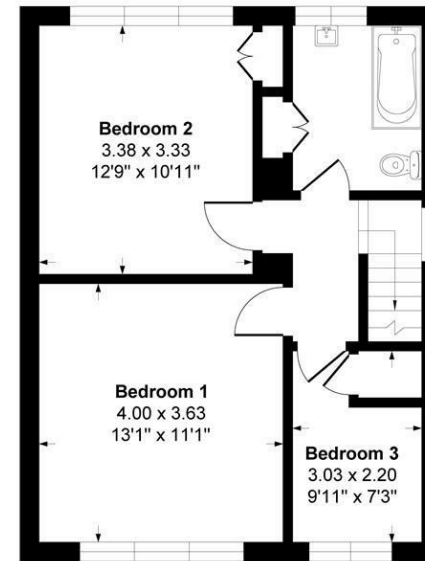
Ground Floor

Approx. 52.1 sq. metres (561.4 sq. feet)



First Floor

Approx. 47.4 sq. metres (511.6 sq. feet)



Total area: approx. 117.9 sq. metres (1269.1 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.