





NORGANS

Surveyors & Estate Agents

# 42 HEATHFIELD ROAD

## HITCHIN







# 42 Heathfield Road

Hitchin

SG5 1TB

## Guide Price £450,000

CHAIN FREE SALE! - VIEWINGS TO COMMENCE SATURDAY SATURDAY 4TH JULY 2026

Offering significant potential to further extend (if required and subject to the planning consent) this established 2 bedroom bungalow comes with a generous south west facing plot, extensive off street parking to the front, car port to the side and a garage to the rear. The property has been extended to the rear enhancing the ground floor living space. A ground floor bathroom facility has been created within the former second bedroom and the loft converted into a master bedroom. Probate has now been granted.

### Viewing

By appointment with Norgans Estate Agents.






## LOCATION
Heathfield road is an established side road running parallel to Strathmore Avenue, offering good access to both the town centre and mainline railway station accessed via a pleasant walk across Ransoms recreational grounds. Heathfield road is made up with a mixture of both mature houses and bungalows. We have seen a number of the local bungalows being transformed in recent times with the increased popularity in this area from both young and young at heart.

## ON THE GROUND FLOOR

### Entrance Hall
Entrance hall with stairs to the first floor, understairs storage cupboard, and doors providing access to adjoining rooms. Built-in cupboard housing electrics. Phone point and radiator.

### Shower Room
6'5" x 5'0" (1.97 x 1.54)
Fitted with an enclosed shower, wash hand basin and WC. Wall mounted hand rails and electric wall heater.

### Office
8'11" x 8'7" (2.74 x 2.63)
bay window to front aspect. This measurement is the overall including the shower room.

### Bedroom Two
12'11" x 10'0" (3.95 x 3.05)
Window to front aspect. Radiator. Range of fitted wardrobes with over-bed storage cupboards and fitted desk/dressing table area.

### Kitchen
8'6" x 7'6" (2.60 x 2.29)
Window to rear aspect. Radiator. Fitted with a range of wall and floor units with work top, sink unit and space for cooker.

### Living/Dining Room
20'10 x 13'5 reducing to 10'5 (6.35m x 4.09m reducing to 3.18m)
Spacious living/dining room with feature fireplace, radiators and sliding doors leading to conservatory.

### Conservatory
12'0" x 7'6" (3.66 x 2.29)
With windows and sliding doors to the rear garden.

## ON THE FIRST FLOOR

### Bedroom One
13'11" x 10'7" (4.25 x 3.23)
Window to rear aspect, radiator

### Bathroom
10'0" x 5'2" (3.06 x 1.60)
Frosted window. Radiator. Fitted with panelled bath, wash hand basin and WC.

### Front Garden
Mainly laid to lawn with a large driveway providing plenty of off-road parking, car port, access to the garage and side access.

### Rear Garden
South-westerly facing rear garden, mainly laid to lawn with patio area, access to garage and side access

### Garage
14'7" x 9'8" (4.46 x 2.96)

### Workshop
9'8" x 7'1" (2.96 x 2.17)

## 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.

## 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.

## EPC
EPC PENDING.

## TENURE - FREEHOLD
We are advised that this property is Freehold.

## PROBATE
Please be advised that this is a probate sale. As at ..... we understand that the ***Executors are currently preparing the probate application for submission/the probate application has been submitted/probate has been granted.***

## 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.

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

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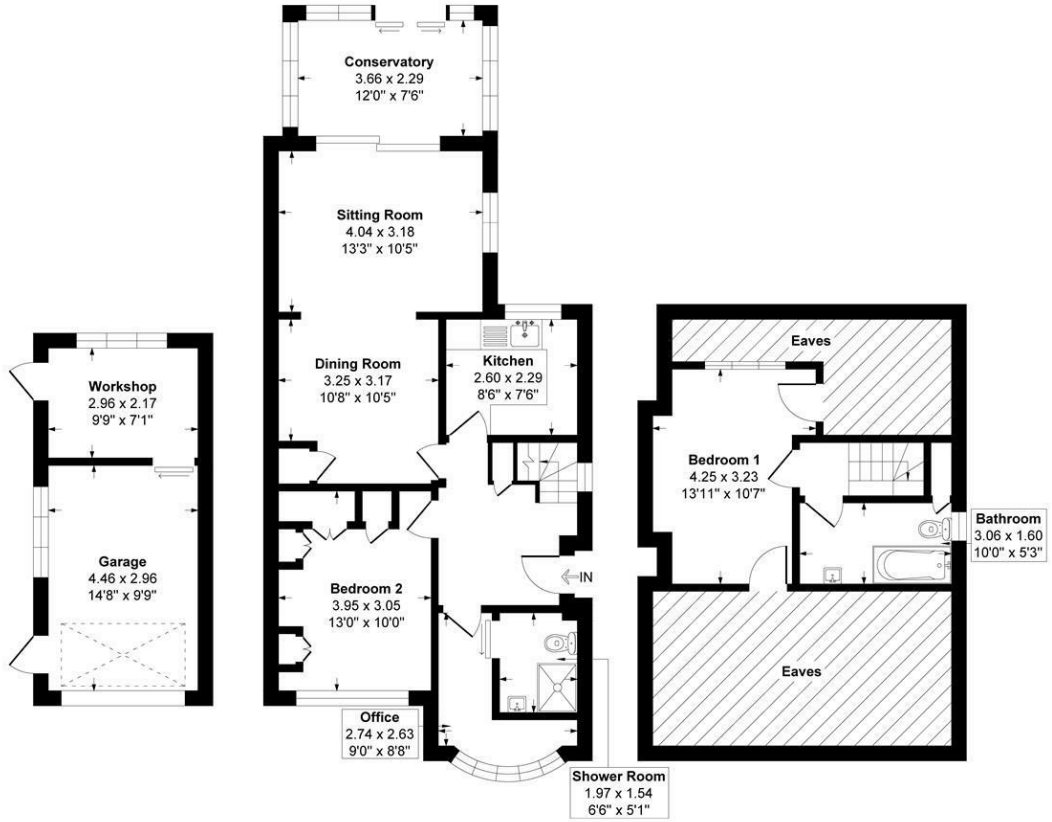
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**Outbuilding**
Approx. 20.0 sq. metres (216.0 sq. feet)

**Ground Floor**
Approx. 69.4 sq. metres (748.0 sq. feet)

**First Floor**
Approx. 20.5 sq. metres (220.7 sq. feet)




Total area: approx. 110.0 sq. metres (1184.8 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.


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8 Brand Street, Hitchin, Herts,
SG5 1HX

t: 01462 455225
hitchin@norgans.co.uk
www.norgans.co.uk