



M A S O N S

MATERIAL INFORMATION PACK

Hawthorn Close

Hitchin, Hertfordshire, SG5 2BW

Introduction

At M A S O N S, we believe you should have the full picture before you decide to view or buy a property. 'Material information' is the information the average buyer needs in order to make an informed decision, and we are required to provide it with every listing.

We have put this pack together ourselves, working directly with the sellers. They have reviewed and confirmed the information within it as accurate, so you can approach your purchase with confidence.

If you have any questions about the information in this pack, please get in touch with us directly and we will be happy to help.

At a glance

PROPERTY TYPE

Detached House

TENURE

Freehold

BEDROOMS

4

BATHROOMS

4

COUNCIL TAX BAND

E

RECEPTIONS

2

Contents

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C**Building safety****Listing status****Conservation****Tree preservation orders****Environmental issues****Rights and informal arrangements****Notices****Accessibility adaptations****Additional information**

Part A

Ownership

Council Tax

Energy Performance Certificate

Type of construction

Part A contains the information considered material for all properties regardless of location. Expect to see in this section details of the ownership, e.g. Freehold, Leasehold, or something else, as well as anything that would directly impact a buyer financially, such as council tax, ground rent, service charges, or any additional costs associated with the property.

Ownership

Tenure of the property	Freehold
Title number	Not provided
Is the whole freehold being sold	Yes

Council Tax

Council Tax band	E
Annual Council Tax	£2950.42
Alterations affecting the Council Tax band	No

Energy Performance Certificate

Certificate date	2026-10-20
Certificate number	9202-1208-9606-9072-004
Current Energy Performance rating	C
Current energy efficiency	75
Potential Energy Performance rating	B
Potential energy efficiency	82

Type of construction

Type of property	Detached House
Main construction type	Brick
New build	No
Property used for non-residential purposes	No
Property built with standard forms of construction	Yes
Spray foam loft insulation	No

Part B

Parking

Utilities

Part B contains property information that's likely to apply to every property, such as utilities (water, heating, electricity, etc.), parking, whether there's broadband or mobile coverage at the property and any restrictions that may apply.

Parking

Types of parking available	Driveway, 4 space(s)
Controlled parking in place	No
Disabled parking available	No
Electrical vehicle charging point at the property	Yes

Utilities

Electricity

Electricity supply	Mains
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Property connected to mains electricity	Yes
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Other sources of electricity connected to the property	No
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Solar or photovoltaic panels installed at the property	No
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Heating

Type of heating system	Underfloor Heating
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Is the heating system in good working order	Yes
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Other heating features at the property	Double glazing, UFH on ground floor & radiators to 1st floor
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Water

Water supply	Mains
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Mains water connected to the property	Yes
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Is the mains water supply metered	Yes
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Drainage

Sewerage	Mains Sewerage
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Mains foul drainage connected to the property	Yes
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Surface water drainage connected to the property	Yes
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Broadband

Broadband connection at the property	Not provided
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Mobile coverage

Mobile signal issues at the property	No
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Part C

Building safety

Listing status

Conservation

Tree preservation orders

Environmental issues

Rights and informal arrangements

Notices

Accessibility adaptations

Additional information

Part C contains property information that may need to be disclosed if the property is impacted by it, such as building safety issues, planning permission issues, and environmental risks. Where a property is impacted, enquire with the agent for more details.

Building safety

Building safety issues at the property No

Listing status

Listed building in England or Wales	No
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Conservation

Located in a designated conservation area No

Tree Preservation Orders

Tree preservation order in place	No
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Environmental issues

Flooding

Property flooded before	No
Property at risk of flooding	No
Flood defences in place	No

Coastal erosion

Coastal erosion risk	No
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Coal mining

Coal mining risk	No
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Other mining

Other mining risk	No
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Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property? No

Property is affected by a right of way No

Notices

Infrastructure project notice(s)	No
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Neighbour development notice(s)	No
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Listed building application notice(s)	No
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Party wall act notice(s)	No
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Planning application notice(s)	No
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Required maintenance notice(s)	No
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Other notices	No
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Accessibility adaptations

Accessibility adaptations at the property No accessibility adaptations

Additional information

Other features declared

None declared

Other material information

None declared