



NORGANS
Surveyors & Estate Agents

23 HARDY CLOSE
HITCHIN



23 Hardy Close

Hitchin

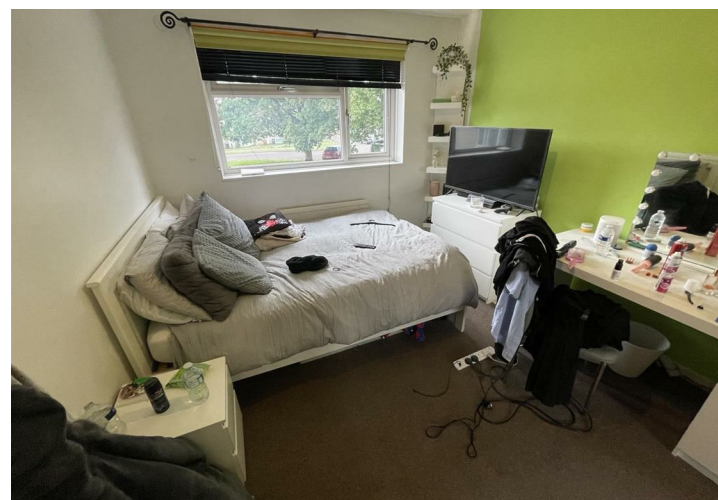
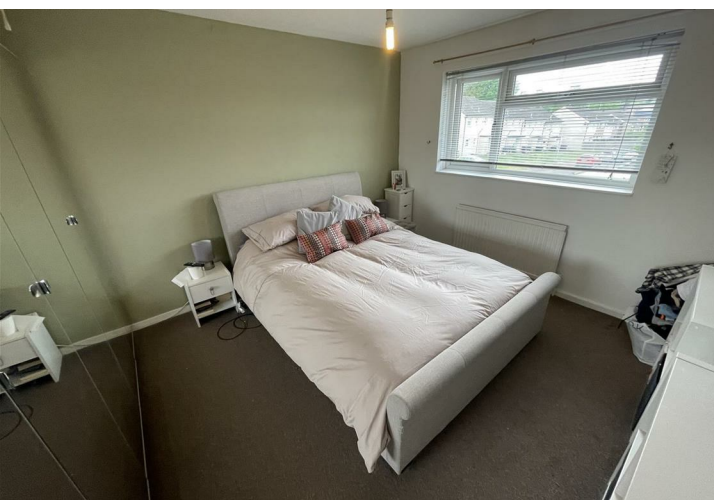
Hertfordshire SG4 0DL

£425,000

CHAIN FREE SALE!!

This well-presented three-bedroom home set in a quiet residential location, ideal for families or first-time buyers. The property offers bright, well-proportioned accommodation, with the potential for a loft conversion (subject to Planning).

Conveniently located close to Hitchin College, Mary Exton Primary School and local amenities, the property is also within easy reach of Hitchin railway station, approximately a 15–20 minute walk, providing direct links into London.



Viewing

By appointment with Norgans Estate Agents.



Ground floor

Entrance

Enclosed entrance porch, internal door leading to:

Living Room

Engineered wood flooring, radiator, window to front, stairs to first floor. Breakfast bar.

Corridor

Radiator, under-stairs cupboard.

Cloakroom

White WC, wash hand basin, radiator, window to rear, tiled flooring.

Dining Kitchen

High gloss units, quartz worktops, partly tiled walls, space for cooker with extractor fan over, plumbing for dishwasher, wall-mounted Worcester boiler (not tested), vertical radiator, door and windows to rear, north-west aspect.

First Floor

Landing

Access to loft.

Bedroom One

Radiator, Window to rear.

Bedroom Two

Radiator, window to front

Bedroom Three

Radiator, window to front.

Shower Room

Enclosed shower, vanity wash hand basin, WC, towel radiator, tiled flooring and walls.

Front Garden

Lawn with picket fence.

Rear Garden

Approximately 30 feet deep, synthetic grass, patio adjacent to house, shed, gated rear access, outside tap.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

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

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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.

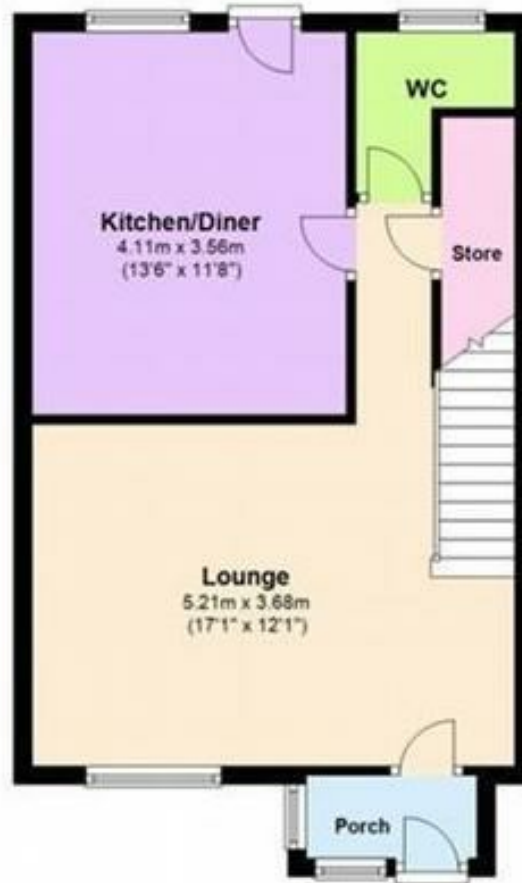
TENURE - FREEHOLD

We are advised that this property is Freehold.

VIEWINGS

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

Ground Floor



First Floor

