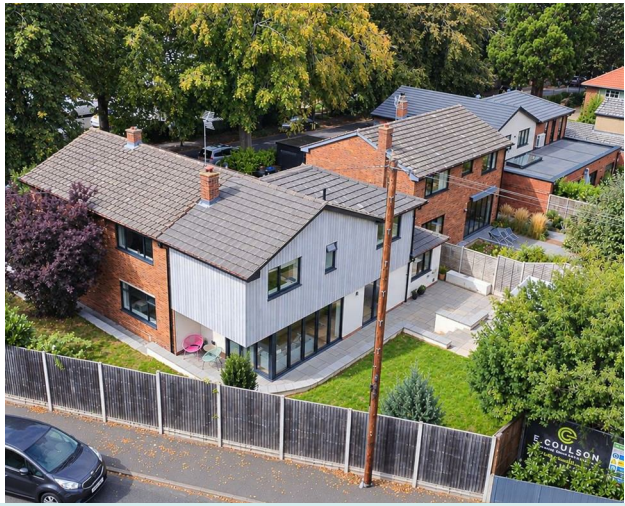


NORGANS

Surveyors & Estate Agents

22D THE AVENUE

HITCHIN

22d The Avenue

Hitchin

Hertfordshire SG4 9RL

Guide Price £1,400,000

Located within a stunning, tree lined setting offering excellent access to the station and desirable schools.

This superbly extended 5 bedroom detached home occupies a generous corner plot with south, east and westerly aspects. Extended by its current owners, this mid century home has evolved into a stylish contemporary living space ideal for modern needs. The kitchen family room is well appointed in the centre of the house. This space is beautiful enhanced with connecting canter leaver doors opening onto covered al-fresco terrace. There are 4 reception rooms, utility and a ground floor shower room both ideal for muddy children!

The bedrooms are all of a good size with a en-suite to the master and a family bathroom.

Externally, parking for several vehicles. Small garage/ useful integrated store. Gated access to both sides of the house. Paved patios wrap around the house with a raised sun terrace well appointed for the sunshine.

Viewing

By appointment with Norgans Estate Agents.

The location

One of Hitchin's most sought after areas. Commuters love this spot with alley way access through to the station in around 10 minutes walk. Hitchin Girls school is just up the road as is Pinehill recreation ground, Benslow music school and Pinehill private hospital are also nearby.

The town centre is less than a mile and access to the stunning countryside surrounding Hitchin a similar distance..

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 F. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC

C rated. Certificate Number 6600-1778-0122-7621-3163 Valid until 28th September 2036

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.

TENURE - FREEHOLD

We are advised that this property is Freehold.

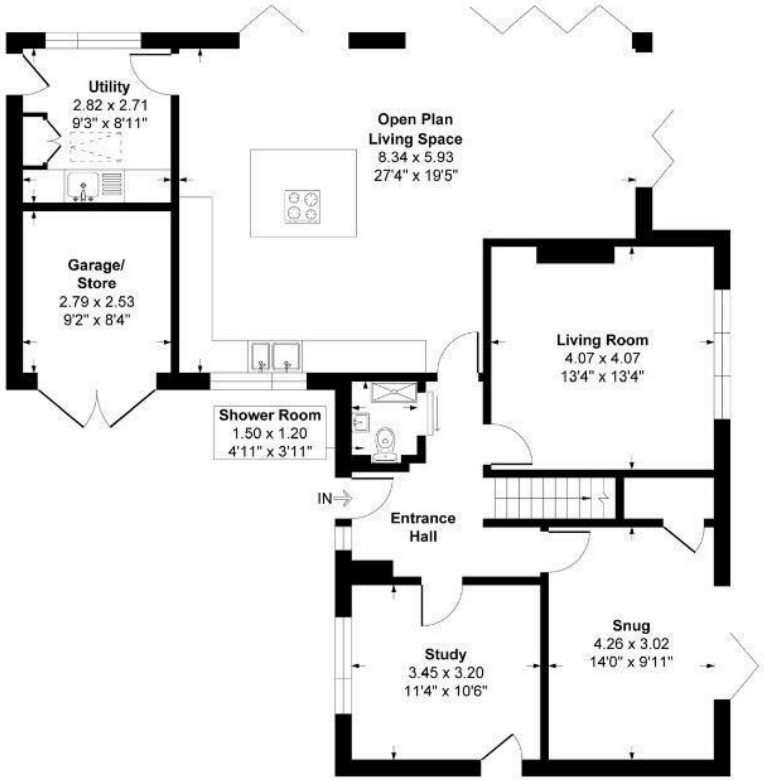
SERVICES

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.

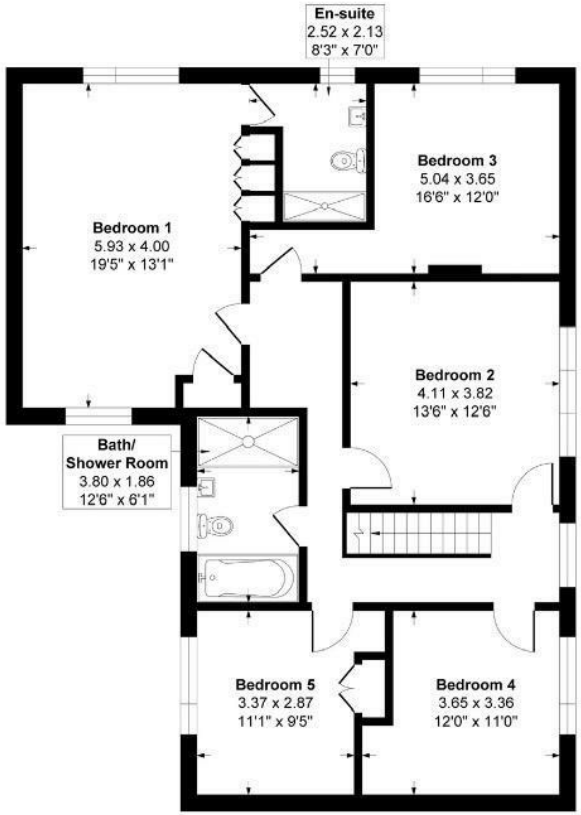
VIEWINGS

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

Ground Floor
Approx. 116.5 sq. metres (1254.2 sq. feet)



First Floor
Approx. 104.9 sq. metres (1129.9 sq. feet)



Total area: approx. 221.5 sq. metres 2384.2 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.

NORGANS
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