



5 BENSLOW LANE
HITCHIN



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Hertfordshire SG4 9RE

Guide Price £975,000

This fine Victorian era town house has accommodation over four floors. The ground floor has been extended creating a fabulous contemporary day space with snug, social kitchen living area and access via bifold doors onto the rear garden. There are three bedrooms appointed on the upper two floors all with fitted wardrobes along with a beautifully refitted bathroom. The cloakroom on the entry level has also been stylishly refitted. In addition there is a spacious front to rear living room on this level too. Externally, a patio adjoins the rear of the kitchen ideal for alfresco dining in the summer months. Beyond a lawn area leading to a further paved sun terrace. To the front of the property there is street parking subject to resident parking permits.



Viewing

By appointment with Norgans Estate Agents.



LOCATION

Benslow Lane is a designated conservation area serving to protect the historical features of this attractive setting. The rail station is just minutes away with foot path access via Benslow Lane dropping you directly into the station. Pinehill park is located in the upper section of the lane along with the music school and Pinehill private hospital. A newly refurbished local store is around the corner as is the Radcliffe Arms pub and eatery with a dog and child friendly policy. Entertainment is also nearby with the Queen Mother theatre, Windmill Hill ideal for exercise and dog walking. The town centre is a relatively flat walk from Benslow less than a mile away from the centre.

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.

Current EPC Rating - C

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

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.

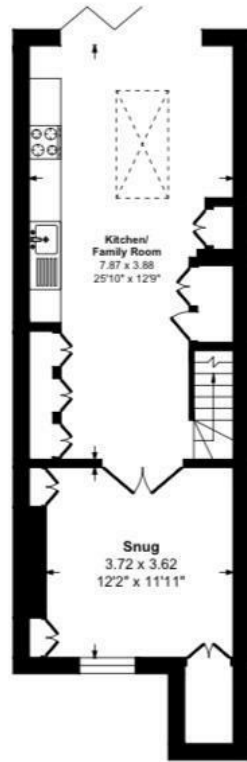
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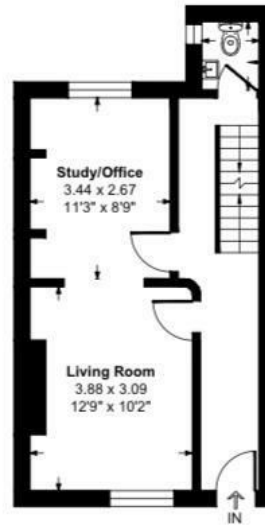
VIEWING

Strictly by appointment with the agent.

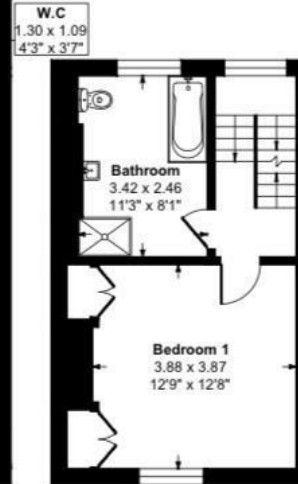
Basement
Approx. 46.6 sq. metres (502.5 sq. feet)



Ground Floor
Approx. 34.1 sq. metres (367.5 sq. feet)



First Floor
Approx. 32.5 sq. metres (350.5 sq. feet)



Second Floor
Approx. 32.5 sq. metres (350.5 sq. feet)



Total area: approx. 145.9 sq. metres (1571.2 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, systems and appliances shown have not been tested and no guarantee as to their operability can be given.