





NORGANS

Surveyors & Estate Agents

41 BLACKHORSE LANE

HITCHIN







41 Blackhorse Lane

Hitchin

SG4 9EG

Guide Price £900,000

BEST AND FINAL OFFERS 12 NOON FRIDAY 6th NOVEMBER 2026

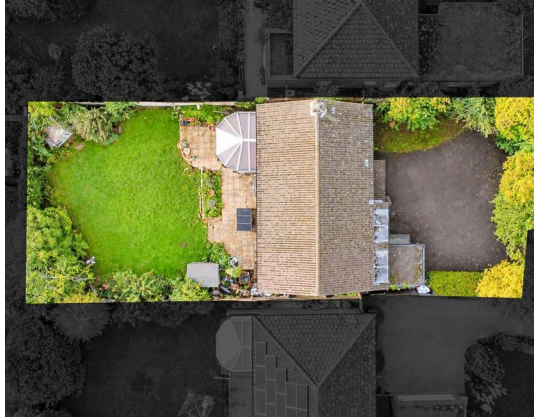
Whilst requiring modernisation, this spacious 4 bedroom detached home is located in one of Hitchin's hottest area's. SG4 9 postcodes are still very much in demand and this location is certainly no exception. Blackhorse lane has seen vast changes with extensions added to many of the properties in recent times, elevating demand for new opportunities. 41 Blackhorse Lane offers enviable potential to create the 'forever home', with its generous plot, scope to extend (STPP) and fabulous south Hitchin setting.

This property has the added benefit of being 'CHAIN FREE'!!

Viewing

By appointment with Norgans Estate Agents.






LOCATION

Blackhorse lane is a side road off London road bordering with St Ippolyts. This is very residential, area offering great access to the countryside yet still within a mile from the town centre. Significant investment has been made by many of the neighbouring homes further fueling the appeal for new potential buyers is this area. There are many footpaths locally, providing pleasant walks to the town and miles of surrounding rural walks ideal for families and pets.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band G. 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 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.

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.

EPC

Rating 'C' valid from 26th October 2026

VIEWING

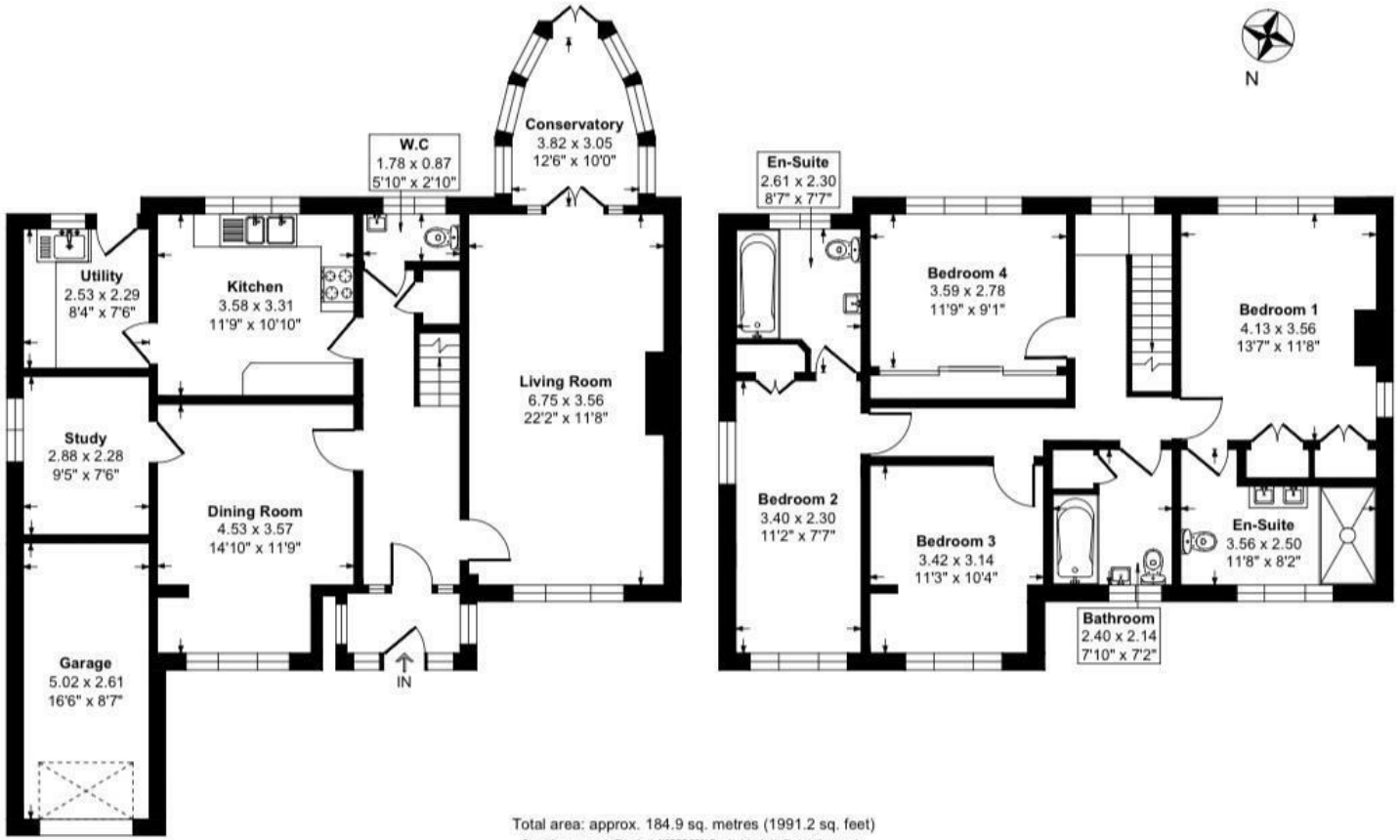
By appointment through Norgans.

Ground Floor

Approx. 100.3 sq. metres (1080.2 sq. feet)

First Floor

Approx. 84.6 sq. metres (910.9 sq. feet)



Total area: approx. 184.9 sq. metres (1991.2 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.

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