



NORGANS  
Surveyors & Estate Agents

47 COMMON RISE  
HITCHIN



## 47 Common Rise

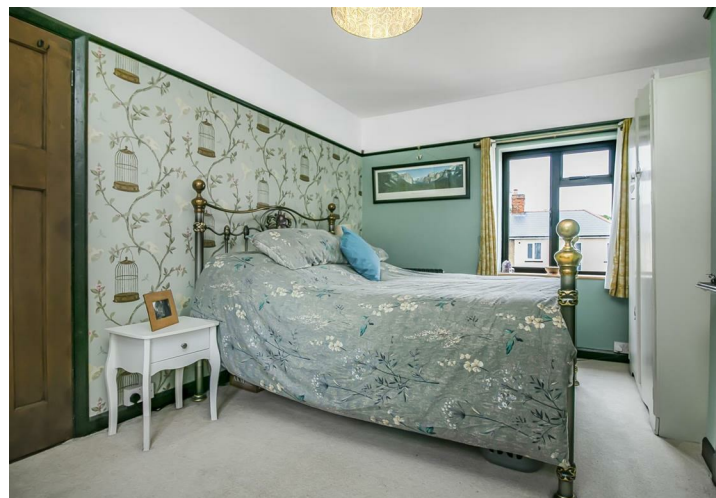
Hitchin

Hertfordshire SG4 0HN

Guide Price £425,000

VIEWINGS TO COMMENCE SATURDAY 9th  
AUGUST 2025

A three bedroom semi detached house located In a cul de sac setting just minutes from the mainline rail station. This beautifully presented home comes with off street parking and a stunning south west facing rear garden. This 1930's home has been sympathetically modernised maintaining the properties origins yet complemented with the inclusion of modern features such as double glazed window, modern gas fired heating, refitted dining kitchen and bathroom. The living room has painted floor boards, wood burner, picture rails and bifold doors on to the garden. The dining kitchen feels spacious with dual aspect windows.



### Viewing

By appointment with Norgans Estate Agents.



## Hall

Entrance door opening onto hall with apposing original 1930's doors opening to:-

## Living room

14'1" x 9'10" (4.3 x 3)

Central fireplace housing wood burner stove. Painted floor boards. Picture rails. Radiator. Window to front. Bifold door opening onto south west facing decked sun terrace. Doorway to:-

## Dining Kitchen

13'1" x 9'10" (4 x 3)

Recently refitted with extensive range floor and wall cupboards. Integrated oven, gas hob, wall mounted combi central heating boiler. Inset sink unit accompanied with extensive work surfaces. Dual aspect windows and door to the side.

## Bathroom

5'6" x 4'11" (1.7 x 1.5)

Three piece white suite. 'Mira' shower fitted over the bath with spray screen. W C and W B. Towel radiator.

## First Floor landing

Large vertical window to the front. Doors connecting.

## Bedroom One

14'1" x 9'10" (4.3 x 3)

A stunning front to rear room with window to both sides. Fireplace Radiator and picture rails.

## Bedroom two

11'9" x 6'10" (3.6 x 2.1)

Dual aspect Windows. Loft access to part boarded loft via pull down ladder. Picture rails and radiator.

## Bedroom three

9'10" x 5'10" (3 x 1.8)

Including useful fitted cupboard. Radiator. Window to side.

## Outside

Block paved driveway to front providing parking for 2-3 cars. Gated side footpath leading to :-

## Rear garden

One of the most beautiful gardens I have seen in a while!! Benefitting from a south/west aspect this stunning mature garden offers an array vibrant plants, flowers etc. Adjacent to the house a deck area adjacent to the house. Beyond a covered area currently house a hot tub (NOT INCLUDED).

## EPC

Current: D Potential: C

## Agents note

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You can ask for your information to be removed at

## 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.

## FLOOR AREA

59 sqm - please note this measurement is taken from the EPC and does not include unheated rooms.

Council Tax Band C

## Floorplan

Total floor area 59 square meters. Measurement taken from EPC



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