



NORGANS

Surveyors & Estate Agents

HERONSHAW 55 BENSLOW LANE  
HITCHIN





## Heronshaw 55 Benslow Lane Hitchin Hertfordshire SG4 9RD

Guide Price £1,000,000

An attractive, detached house standing on an impressive and private plot with off street parking and useful garage.

Available to the market for the first time in nearly 28 years, this traditional home is situated within both a popular and established residential location that is well placed for the Railway Station, good Schools covering all age ranges plus the vibrant Town Centre. The accommodation features a wide entrance hall and dual aspect sitting room with direct access to the rear garden. Further accommodation features a separate dual aspect dining room with a walk in bay window. An extended social kitchen/breakfast room, rear lobby and cloakroom.

Upstairs there are three good sized bedrooms and spacious modern bathroom with a shower.

An early early viewing is therefore highly recommended.



### Viewing

By appointment with Norgans Estate Agents.









## THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Entrance porch. Solid wooden entrance door to:-

### ENTRANCE HALL

Turning stairs to the first floor. Radiator. Exposed wooden floor boards. Doors to the Sitting room, Dining Room and Kitchen. Telephone Point.

### DINING ROOM

13'1 x 12'4 (3.99m x 3.76m)

With measurements taken into a walk in bay window with Upvc double glazed multi paned style units and matching side window. This dual aspect room features a central ceramic tiled fireplace, decorative picture rail, radiator and television point.

### Sitting Room

14'10 x 10 (4.52m x 3.05m)

A dual aspect room with a Upvc double glazed multi paned window to the front and matching French style doors to the rear garden. Radiator, decorative picture rail. Television point. Central chimney breast with a ceramic tiled and oak surround, matching hearth.

### Kitchen/Breakfast Room

20'3 x 15'4 (6.17m x 4.67m )

An impressive open plan social kitchen with Upvc

double glazed multi paned windows and doors to the rear garden. The kitchen is fitted with a matching range of wall mounted and floor standing storage cupboards with ample rolled edge work surfaces and various storage drawers. Fitted one and a half bowl single drainer sink unit with chrome taps. Space for a dishwasher, low level fridge or freezer and electric oven. Partly ceramic tiled walls. Radiator. Wall mounted Potterton Gas Fired Boiler (Not Tested). Original dresser unit with storage cupboards and drawers plus glass fronted display/ storage cupboards. Built in pantry cupboard with shelving and plumbing for a washing machine. Door to:-

### INNER HALLWAY

Door to outside, door to a deep under stair storage cupboard with shelving. Door to:-

### CLOAKROOM

White suite featuring a low level WC, wall mounted wash hand basin, radiator and window to the side.

### ON THE FIRST FLOOR

Arch shaped multi paned window on the half landing. Radiator. Access to the loft space. Exposed wooden floor boards. Built in Airing Cupboard. Upvc double glazed multi paned window to the front. Doors to all bedrooms and bathroom.

### BEDROOM ONE

13'5 x 12'5 (4.09m x 3.78m)

With measurements taken into a walk in bay window with Upvc double glazed multi paned windows with views to the front. Matching window to the side. Radiator. Two wall light points. Exposed wooden flooring.

### BEDROOM TWO

14'11 x 10'7 (4.55m x 3.23m)

Dual aspect with Upvc double glazed multi paned window to the front and rear. Exposed wooden flooring. Radiator. Built in wardrobe cupboard. Ceramic tiled fireplace with matching hearth.

### BEDROOM THREE

8'7 x 6'9 (2.62m x 2.06m)

Upvc double glazed multi paned window to the rear. Radiator. Exposed wooden flooring.

### BATHROOM

8'4 x 5'5 (plus shower) (2.54m x 1.65m (plus shower))

Upvc double glazed multi paned window to the rear. White suite featuring a bath with chrome taps. Low level WC. Bidet, pedestal wash hand basin and separate ceramic tiled shower cubicle with a screen door and Aqualisa shower unit. Chrome heated towel rail. Partly ceramic tiled walls.

### OUTSIDE



### AT THE FRONT

The property is approached via a block paved driveway that provides access to the garage and off street parking for two cars. A crazy paved pathway leads to the front door. The remaining garden is enclosed by panelled fencing and mature hedging and is laid mainly to lawn with various well stocked flower and shrub borders.

### AT THE REAR

The rear garden is approximately 100ft long. It is enclosed by mature hedging and fencing and is laid mainly to lawn with well stocked flower and shrub borders plus has a central apple tree. Situated within the garden is a modern greenhouse plus and a summer house. Towards the rear of the garden is a substantial paved sitting area with a raised planter.

### GARAGE

17'4 x 8 (5.28m x 2.44m)

With a window and door to the rear. Power and light connected. Double wooden entrance doors from the driveway.

### AGENTS NOTE

We advise that there is asbestos sheeting to the ceiling of the garage.

### 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.

### FLOOR AREA

Approximately 119 sqm. Please note that this measurement has been taken from the EPC and may not include any unheated areas/rooms.

### EPC RATING

Current: E Potential: D

### FLOOR PLANS

Please note that the floor plans are not to scale and are intended for an illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

### SERVICES

All main services are understood to be installed and connected. Please note that Norgans have not tested and services or appliances connected or installed at this property.

### TENURE- FREEHOLD

We are advised that this property is Freehold.

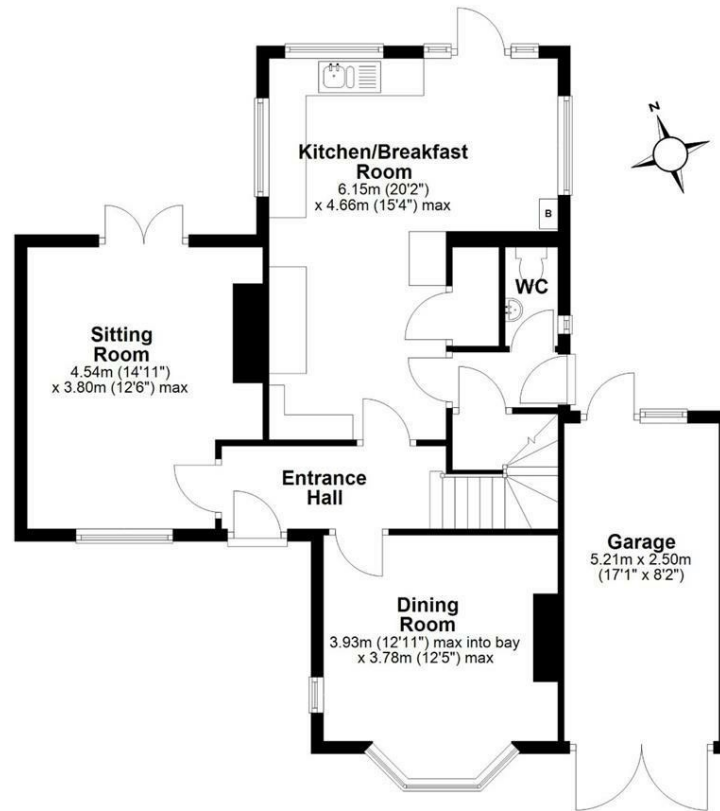
### VIEWINGS

By appointment with Norgans (Tel: 01462 455225/email: [hitchin@norgans.co.uk](mailto:hitchin@norgans.co.uk))



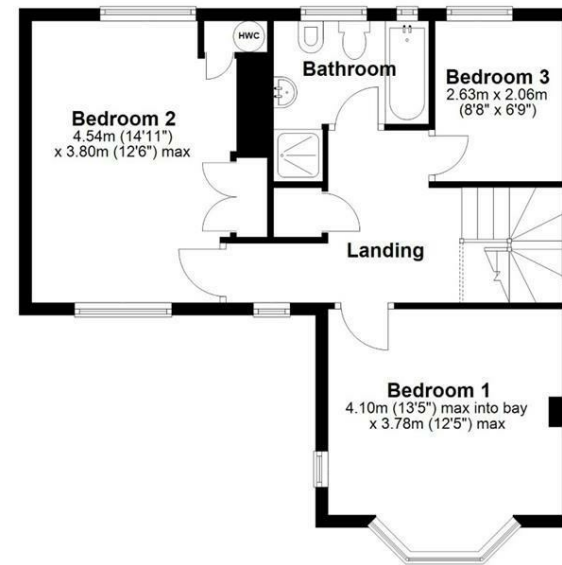
### Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



### First Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



Total area: approx. 118.5 sq. metres (1276.0 sq. feet)