



31 Highbury Road  
Hitchin



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Hitchin

Herts SG4 9SA

Guide Price £375,000

CHAIN FREE SALE!!

31 Highbury Road is ideally positioned in a popular south side residential area of Hitchin, offering excellent access to both the town centre. Hitchin train station less than a mile with direct rail services into London stations and Cambridge.

Whilst this property require some modernisation, there is significant potential to extend subject to usual consents.

The property is particularly well located for families, with Hitchin Girls' School practically opposite and Highbury Infant & Nursery School also near by.

Everyday amenities are also close by, with a local convenience store down the road and Hitchin town centre around 10 minutes away offering supermarkets, cafés, restaurants, shops and the main post office.

### Viewing

By appointment with Norgans Estate Agents.





### **Summery**

Located on Highbury Road in Hitchin, this chain-free two-bedroom Victorian cottage offers excellent potential for modernisation and further extension, including the possibility of a loft conversion (subject to planning permissions).

This property also benefits from a private south-east facing rear garden, making it an ideal opportunity for buyers looking to create a home tailored to their own style and requirements.

### **ON THE GROUND FLOOR**

#### **Living Room**

Exposed floorboards, exposed brickwork, open fireplace, shelving either side, radiator and double-glazed bay window to front.

#### **Hallway**

Stairs to first floor:-

#### **Dining Room**

Exposed wood flooring, understairs storage cupboard, radiator, gas fire with back boiler (not tested), shelving either side, double-glazed window to rear, door to:-

#### **Kitchen**

Part vaulted ceiling, partly tiled walls, shaker-style units, oak-effect worktop, integrated oven, hob and extractor, dishwasher (not tested), natural slate floor, door and window to side

#### **Inna Lobby**

space for fridge, window to side.

#### **Bathroom**

White three-piece suite, partly tiled walls, windows to side and rear.

### **ON THE FIRST FLOOR**

Landing, access to loft.

#### **Bedroom One**

Windows to front, Radiator.

#### **Bedroom Two**

Window to rear, radiator, storage cupboards over stairs.

#### **At The Front**

Enclosed courtyard garden, passageway to rear.

#### **At The Rear**

Gated access to secluded, enclosed garden, patio leading to a mainly laid, south-facing garden.

### **PARKING**

Restricted on-street parking (not designated).

### **COUNCIL TAX BAND**

We are advised that the Council Tax Band for this property is currently Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

Current EPC rating - E

### **FLOOR AREA**

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

### **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.

### **VIEWINGS**

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

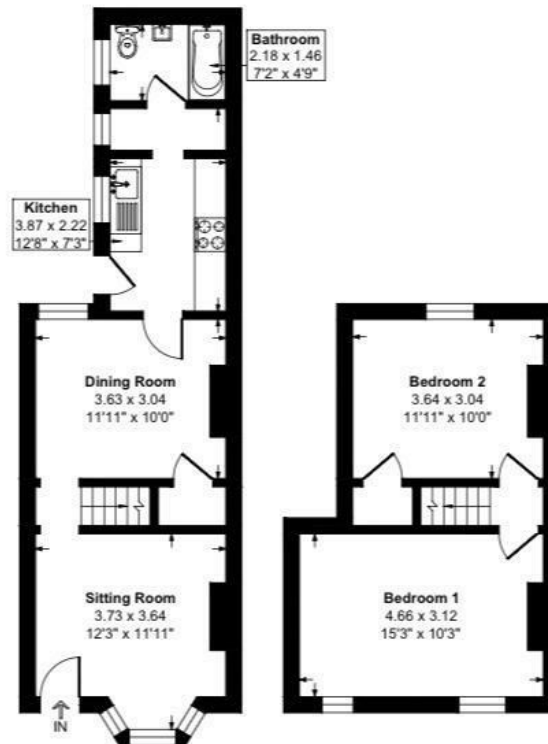
### **GDPR**

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](http://www.norgans.co.uk).

**Ground Floor** Approx. 39.5 sq. metres (425.4 sq. feet) **First Floor** Approx. 29.3 sq. metres (316.2 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 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 in 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.