



NORGANS

Surveyors & Estate Agents

61 WHITEHILL ROAD
HITCHIN



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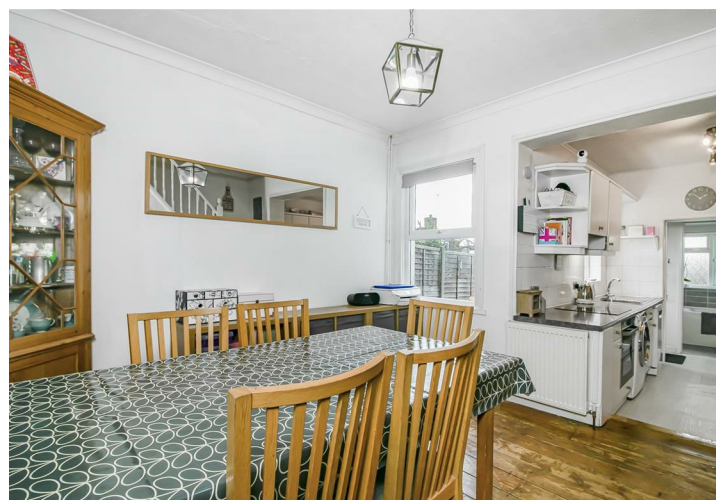
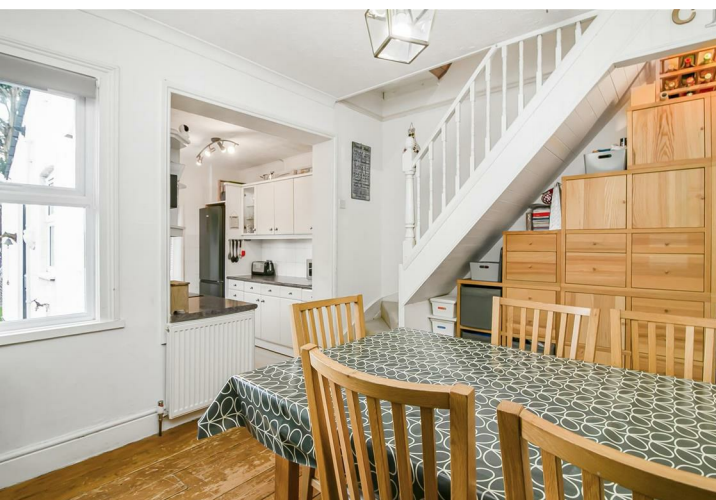
Hitchin

SG4 9HP

£550,000

An attractive turn of last century home is located with the popular SG49 postcode, well placed for access to a number of highly sought after school, less than a mile from the station and the town centre even closer!!

This end terraced character home currently offers three bedrooms, 2 reception rooms, kitchen and ground floor bathroom but has considerable scope to extend or convert the loft (STPP) should it be required. To the rear of the property a large south west facing rear garden leading to a garage accessed via Southill Close.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

SITTING ROOM

12'7" x 12'4" (3.84 x 3.78)

Double glazed entrance door. Double glazed bay window. Exposed floorboards. Picture rail. Telephone point. Cast iron fireplace. Built in storage cupboard either side plus recessed shelving above.

DINING ROOM

12'4" x 10'11" (3.78 x 3.35)

Exposed floorboards. Double glazed window to the rear. Double panelled radiator. Open plan access to the kitchen. Meter cupboard. Staircase providing access to the first floor.

KITCHEN

Fitted with a range of wall mounted and floor standing storage cupboards. Integrated induction hob and electric oven. Space for washing machine, upright fridge/freezer and plumbing for dishwasher. Partly ceramic tiled walls. uPVC double glazed window. Stainless steel sink unit.

REAR LOBBY

Double glazed back door. Built in storage cupboard housing gas fired boiler and lagged hot water tank plus linen shelving.

BATHROOM

White suite comprising pedestal wash hand basin. Low Level W.C. Panelled bath. Tiled walls. uPVC double glazed frosted window to rear. Heated towel rail and electric underfloor heating.

ON THE FIRST FLOOR

LANDING

Original panelled doors providing access to all three bedrooms. Decorative picture rail.

BEDROOM 1

10'11" x 10'11" (3.35 x 3.35)

With measurements taken to the front of two built in wardrobe cupboards with hanging rails and storage shelving. Two uPVC double glazed windows with views to the front. Cast iron fireplace.

BEDROOM 2

10'11" x 7'4" (3.35 x 2.24)

With uPVC double glazed window with views over the rear garden. Radiator.

BEDROOM 3

8'11" x 7'8" (2.74 x 2.36)

uPVC double glazed window with views over the rear garden. Coved ceiling. Cast iron fireplace, Radiator.

LOFT

11'8" x 11'6" (3.56 x 3.53)

Velux style windows to the front and rear.

OUTSIDE

FRONT GARDEN

Pathway leading to front door. Gated side access leading to rear.

REAR GARDEN

South west facing, mainly laid to lawn. Large pine chalet

style summer house with power and light connected, plus an additional paved patio area with gate and steps down to GARAGE. To the side of the property is a gated pathway and store area.

GARAGE

With up and over door. Power and Light connected. Window to side.

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.

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.

EPC- E

<https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=sg4+9hp>

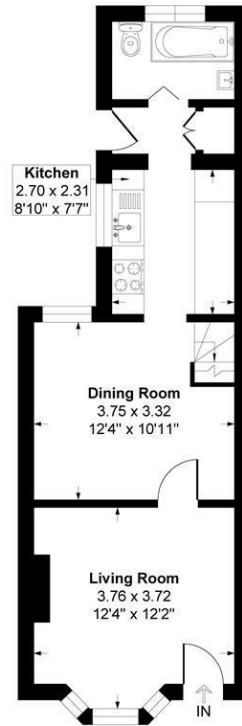
SERVICES

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.

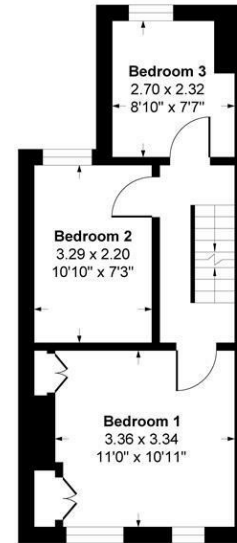
VIEWINGS

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

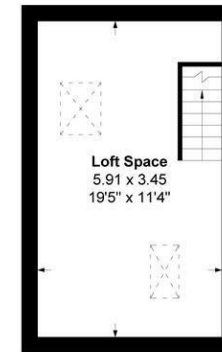
Ground Floor
Approx. 38.9 sq. metres (419.7 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.8 sq. feet)



Loft
Approx. 20.3 sq. metres (219.4 sq. feet)



Total area: approx. 90.8 sq. metres (978.0 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.