



NORGANS
Surveyors & Estate Agents

19 CHILTERN ROAD
HITCHIN



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Hitchin

SG4 9PJ

Guide Price £1,450,000

A very special home located in one of Hitchin's most exclusive locations ideal for station access and sought after schools. Chiltern road is tree lined setting within a conservation area protecting the integrity of these stylish homes.

A large rear extension but has been sympathetically created to blend with the retained character features of the stunning home.

The accommodation is deceptively spacious and well planned with the breakfast kitchen at the centre of the house. The front reception room comes complete with shutters, sash bay window and open fire. Adjacent, a further sitting room, again with open fire ready for the cosy winter nights.

To the rear of the house a utility and ground floor shower room both with vaulted ceilings. Opening onto the rear garden a third reception room ideal for cosy nights with a log burner and doors opening onto stunning gardens. Useful cellar. Four generous bedrooms and two bathroom facilities on the first floor.

Externally, gated side footpath access. Bike store. Patio adjoining the house, Stunning established gardens. Summer house with broadband ideal for hobbies/ kids den. Further timber store shed/



Viewing

By appointment with Norgans Estate Agents.



LOCATION

Chiltern road has long been regarded as one of Hitchin most highly sought after streets. The proximity to the mainline rail station is ideal for commuters and is a selection of desirable schools. 'Chiltern road' is a conservation area protecting the integrity of this historic area. The tree lined street is beautiful throughout the seasons adding to the timeless feel. Pinehill park is at the end of the street, the town centre is under a mile and a selection of local convenience stores along Walsworth road.

THE PROPERTY

This late Victorian/Edwardian halls adjoining home has been sympathetically extended to the rear adding a third reception room. This stunning room comes complete with vaulted ceiling, wood burner and access to covered patio area leading to the garden. The kitchen/diner is well placed in the middle of the house along with a utility and a ground floor shower room ideal for muddy kids/dogs. There are a further two reception rooms to the front section of the house and access to a cellar idea for storage or potential to convert into further living space (subject to the usual consents). On the first floor 4 bedrooms, bathroom and shower room. Externally, courtyard front garden, side footpath access leading to an east/south east established rear garden.

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.

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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.

EPC

Current EPC - D

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.

TENURE - FREEHOLD

We are advised that this property is Freehold.

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)

PARKING

Please note that whilst there is no off street parking, resident parking permits are available, which seems to work well.

