



NORGANS

Surveyors & Estate Agents

63 BALMORAL ROAD
HITCHIN



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Hitchin

SG5 1XQ

Guide Price £575,000

Extensively modernised and extended, this three storey home offers surprisingly spacious accommodation. A master bedroom has been created on the top floor, with the conversion of the loft space of both front and rear roof voids which now provides a spacious bedroom combined with luxury en suite bathroom. The first floor offers two further generous bedrooms and a bathroom. There are two reception rooms, bay window to the front and a dining room attached to the refitted kitchen. The reveal has been opened up between the kitchen and dining space improving the flow and combining the areas better. To the rear of the kitchen a cloakroom and utility space. Double glazed windows, gas fired heating, street parking and private rear garden.



Viewing

By appointment with Norgans Estate Agents.



Ground Floor

DESCRIPTION

This stunning three bedroom property benefits from a lovely loft conversion creating a spacious family home. The property comprises lounge, open plan kitchen/diner and cloakroom on the ground floor with stairs leading to the first floor that has two double bedrooms and a family bathroom. The second floor benefits from a beautiful planned loft conversion with eaves storage and an en suite bathroom. Externally the property has a private rear garden, side access and on street parking.

Hitchin's popularity has to do with it's excellent location, close proximity to an outstanding school William Ransom primary school and transport links. Regular train services run to London Kings cross in just 28 minutes, Cambridge in 33 minutes, and Stevenage in 5 minutes. By car, Hitchin is just two miles from the A1(M) and only 10 miles from the M1. You'll be well situated for international travel too. Luton airport is just 9 miles (16 minutes) away, Stansted 34 miles (53 minutes), and Heathrow 42 miles (50 Minutes).

Hitchin bustling restaurant scene is a foodie's delight. You'll find the finest seafood alongside authentic Japanese, Mexican street food, afternoon tea in cosy cafes, locally brewed ales in characterful pubs, and of course all your favourite high street restaurants.

Entrance Porch

Double glazed door to front.

Lounge

12'11" x 11'8" (3.96 x 3.58)

Double glazed bay window to the front, stairs leading to first floor, wood flooring and radiator.

Dining Room

11'8" x 11'6" (3.58 x 3.51)

Double glazed window to rear aspect, understairs storage cupboard, wood flooring and radiator.

Kitchen

12'4" x 6'11" (3.76 x 2.11)

Refitted kitchen with double glazed window to side aspect, a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, electric oven, hob with cooker hood (not tested) tiled floor. Double glazed door to side.

Utility room / cloakroom

6'7" x 5'1" (2.01 x 1.57)

Double glazed window to rear aspect, wash hand basin, WC, extractor fan, fully tiled, spotlights and heated towel rail.

First Floor

Landing

Stairs leading to second floor and radiator. Doors to:-

Bedroom Two

11'8" x 8'3" (3.58 x 2.54)

Double glazed window to front. Radiator.

Bedroom Three

11'6" x 8'9" (3.51 x 2.67)

Double glazed window to rear aspect, built-in storage and radiator.

Bathroom

Double glazed window to rear aspect, wash hand basin, freestanding bath, WC, extractor fan, spotlights and radiator.

Second Floor

Bedroom One

20'2" x 9'10" (6.17 x 3.02)

Double glazed window to rear aspect, two double glazed skylights, eaves storage, spotlights and radiator.

En Suite

Double glazed window to rear aspect, wash hand basin, walk-in shower cubicle, WC, extractor fan, shaver point, spotlights and heated towel rail.

Rear Garden

Rear garden with patio area leading to side access, raised flower beds, lawn and further patio area to rear in front of shed.

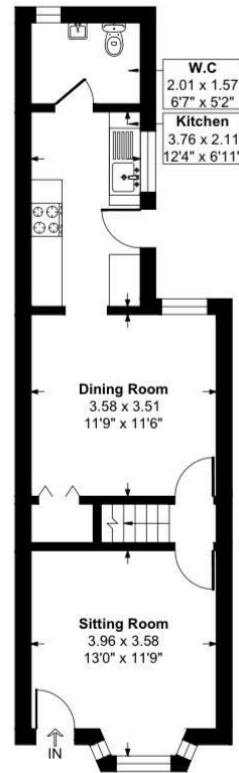
COUNCIL TAX BAND

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 - D

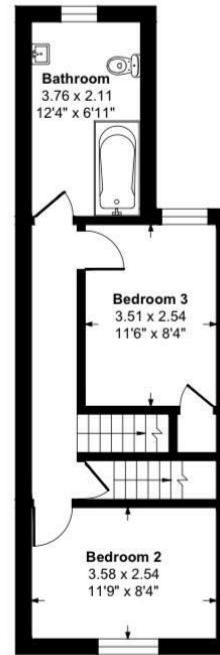
VIEWINGS

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

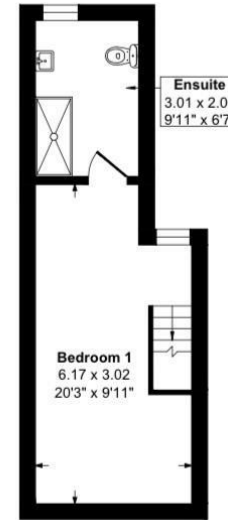
Ground Floor
Approx. 41.2 sq. metres (444.2 sq. feet)



First Floor
Approx. 36.8 sq. metres (397.0 sq. feet)



Second Floor
Approx. 23.7 sq. metres (255.7 sq. feet)



Total area: approx. 101.7 sq. metres (1096.9 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.