



37 OLD PARK ROAD  
HITCHIN



## 37 Old Park Road Hitchin SG5 2JX

Guide Price £850,000

CHAIN FREE SALE!!

A beautifully reimagined end-of-terrace Victorian home, combining period charm with striking contemporary design, positioned on the highly sought-after West Hill and within easy walking distance of Hitchin town centre.

This exceptional home has undergone a complete back-to-brick renovation over the past five years, thoughtfully blending original features with high-spec modern living.

At the heart of the property is a stunning double-height kitchen extension, featuring expansive Crittall-style glazing, exposed brickwork and a bespoke deVOL kitchen, creating a dramatic, light-filled space that opens directly onto the garden — ideal for both everyday living and entertaining.

The accommodation is arranged over multiple levels and offers 3/4 bedrooms, including a fully converted basement with professional tanking system and sump pump, currently used as a wellness lounge with extensive storage.

Upstairs, the home offers well-proportioned bedrooms alongside a stylish mezzanine office space with wood burner, perfect for home working or creative use.

A beautifully finished spa-style bathroom with electric underfloor heating enhances the sense of luxury, complemented by an additional shower room, dressing area and a practical bootility room.

The property retains a wealth of character, including original fireplaces, doors and fully restored windows, while also benefiting from modern infrastructure such as new electrics, upgraded heating system, CAT5 cabling and a Nest thermostat.

A truly unique feature is the natural well, preserved beneath a glass cover, adding a rare and fascinating historical element.

Externally, the property enjoys a south-westerly facing rear garden, designed for low-maintenance enjoyment, with the added benefit of double gates providing off-street parking. To the front, a charming courtyard garden enhances kerb appeal.

### Viewing

By appointment with Norgans Estate Agents.





## LOCATION

Situated in the heart of the town opposite from everyone's favourite corner shop 'Waitrose'. Whilst fronting Old Park road, the vast majority of the accommodation sits in West Hill along the West facing rear garden and gated off street parking. Samuel Lucas school is literally around the corner, Hitchin swimming pool is just across the park as is the mighty Hitchin town football ground. At the top of West Hill the fabulous cricket/Hockey club complete with West facing elevated open air stands to watch the sun go down. There are seemingly endless walks within easy access and not forgetting the ease of access to Hitchin's famous town centre.

## 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

Current EPC rating for this property - D, potential C.

## 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](mailto:hitchin@norgans.co.uk))

## 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.

## 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).

**Basement** Approx. 30.1 sq. metres (325.0 sq. feet)     **Mezzanine** Approx. 6.2 sq. metres (67.0 sq. feet)     **Ground Floor** Approx. 64.8 sq. metres (698.5 sq. feet)     **First Floor** Approx. 40.2 sq. metres (433.5 sq. feet)



Total area: approx. 141.6 sq. metres (1524.1 sq. feet)  
\* For guidance purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used in each by any prospective purchaser. Where 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.



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