



NORGANS

Surveyors & Estate Agents

17 LATCHMORE CLOSE
HITCHIN



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Hitchin

Hertfordshire SG4 9DE

Guide Price £500,000

Located at the end of a cul de sac adjacent to St John recreational grounds is this beautifully presented and extended 2 bedroom semi detached bungalow. Large open plan contemporary living space combined with new fitted kitchen and linking to spacious south east facing garden room/conservatory.

There is a refitted wet room, useful loft room with retractable ladder, double glazed windows and gas fired heating.

Externally the property has been greatly improved with parking created to the front of the house and a hard landscaped rear garden. There is also a garage en-bloc just to the right of the property.

CHAIN FREE SALE!!



Viewing

By appointment with Norgans Estate Agents.



ON THE GROUND FLOOR

Entrance Hall

Access to useful loft space housing the recently installed central heating boiler and benefitting from natural light. Doors to both Bedrooms, Bathroom and sitting Room. Coved ceiling

Living/Kitchen area

A stunning open plan living space comprising:-

Living Area

A stunning contemporary space incorporating a recently refitted stylish kitchen which can be made even larger by simply opening the internal connecting doors through to the conservatory

Kitchen area

Refitted recently, this design and choice of units is superb. A Quooker tap has been fitted along with quartz worktops and high gloss units. Integrated induction hob, oven, fridge freezer and washing machine (NOT TESTED).

Conservatory

UPVC double glazed construction with French style double doors providing access to the rear patio. Tiled floor. Radiator. Space for fridge freezer.

Shower Room

Refitted with a white suite comprising walk-in fully tiled shower enclosure with glazed screen, low level W.C, and pedestal wash handbasin. Chrome towel radiator. uPVC double glazed frosted window to the side.

Bedroom One

Fitted wardrobes. uPVC double glazed window with views to the front. Coved ceiling. ceiling fan.

Bedroom Two

Fitted wardrobes cupboard. Coved ceiling. Radiator. uPVC double glazed window to the front.

OUTSIDE

Front

Driveway parking for several cars.

Rear Garden

Hard landscaped with Indian sandstone, benefitting from a glorious southerly aspect, this easy to manage lock up and leave garden should prove ideal for many!!

Garage

Located within an adjacent block (second one in from the left hand side in the block of four garages). Featuring an up and over vehicular entrance door.

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 D This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

Current C; Potential B

FLOOR AREA

Approx 55sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g Conservatory, integral garage etc)

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.

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.

Vendors Notes

Classic supplied windows and doors excluding conservatory. Boiler was fitted in November 21, and serviced 23rd July 2025
Rewired in 2021 BD electrics 20/11/21
Options fitted the kitchen and bedroom furniture
Front drive and rear garden September 2023.

Ground Floor
Approx. 79.5 sq. metres (855.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 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.