



NORGANS
Surveyors & Estate Agents

7 DALE CLOSE
HITCHIN



7 Dale Close
Hitchin
SG4 9AS

Guide Price £875,000

**BEST AND FINAL OFFERS 12 NOON JUNE
10th 2026**

Located in a highly desirable cul de sac off Gosmore road on the south side of Hitchin is this extended 1950's built 4 bedroom detached home. Whilst requiring modernisation, the property with its generous south facing garden offer considerable scope to further extend (stpp) should it be required. The accommodation consists of 4 bedrooms, bathroom, 2 reception rooms kitchen, cloakroom and utility.

Externally off street parking leading to large garage. Gated footpath access to a rear garden extending some 70ft.

Such houses are becoming increasingly difficult to find, with the advantage of being able to create your own interpretation.



Viewing

By appointment with Norgans Estate Agents.



THE PROPERTY

A 1950's built home located in a stunning established location of similar age properties most of which have already been modernised. A two storey rear extension and a single storey section both to the rear of the house. Open plan front garden along with a driveway to an oversized single garage.

Attractive mature gardens to the rear benefitting from its southerly aspect.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band F. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC

Current EPC - D

PROBATE

We understand that probate has now been granted.

TENURE - FREEHOLD

We are advised that this property is Freehold.

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.

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)

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.

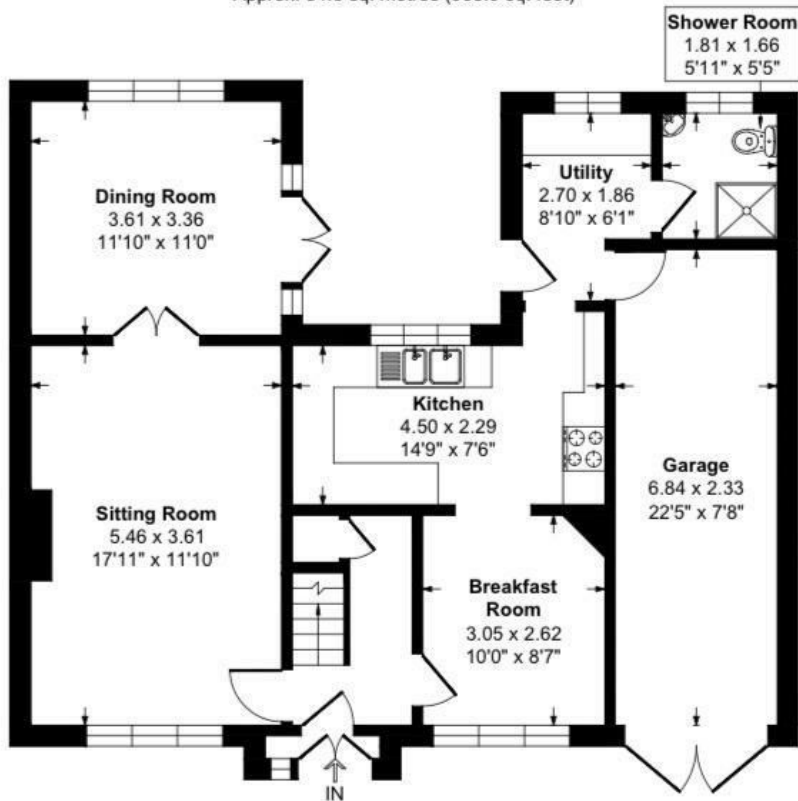
Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

LOCATION

Dale close is a cul de sac created in the 1950's. Located just off Gosmore road with footpath access at the to cut through to London road. This south Hitchin setting enjoys the benefit of miles of countryside on your doorstep, whilst still only about 1 mile from the town centre. Gosmore village with the fabulous 'Bird In Hand' village pub a central green is also within a short distance. Walking into the town is a pleasure with its wooded pathways a foot bridge to avoid 'Park Way'. Road connections are also favourable with the back routes towards Harpenden and B656 towards Welwyn potentially avoiding the main bottleneck roads.

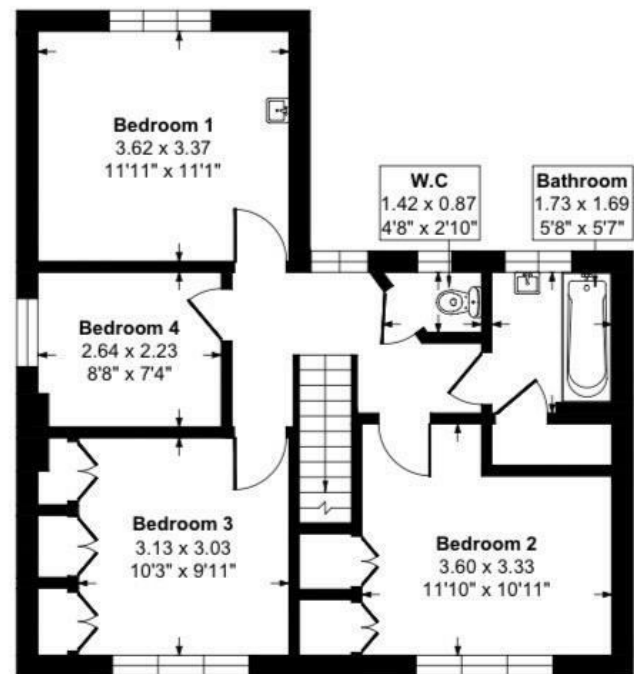
Ground Floor

Approx. 84.3 sq. metres (908.0 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 142.3 sq. metres (1532.4 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.