

17 WHITEGALE CLOSE
HITCHIN



17 Whitegale Close
Hitchin
Herts SG4 9LP

Guide Price £850,000

VIEWINGS TO COMMENCE SATURDAY 14th FEBRUARY 2026

Occupying a corner plot within this highly desirable south Hitchin residential setting, offering good access to a many of Hitchin's popular schools and good access to the mainline rail station. The current owners have enjoyed 40 plus years at this address, which has proved to be an ideal location for bringing up a family.

A two storey extension was added to the home around 1980, but with such a generous plot, there is extensive potential to further add subject to the usual consents.

The accommodation comprises 4 bedrooms, bathroom, living/open plan dining room, breakfast kitchen, and ground floor cloakroom. Double glazed windows and gas fired central heating.

Externally, open plan front garden and a generous south east facing rear garden. There is a driveway at the bottom of the garden via a gated access leading to a brick built garage.

Viewing

By appointment with Norgans Estate Agents.



LOCATION

Whitegale Close is a cul de sac setting within a development of similar age properties built around 1967. This area is popular with families due to its proximity to many highly regarded schools. To the rear of this property there is a green where many of the children meet for games etc. There are many local footpaths around this area which offer pleasant alternative routes to navigate around the area avoiding many of the main footpaths and roads to both the mainline rail station and town centre are under a mile. Nearby is St John road recreation grounds and access to the countryside just beyond, making this an ideal base for a family.

THE PROPERTY

This delightful family home enjoys a generous corner plot benefitting from its south easterly rear aspect. Built around 1967 the house has since been extended with a two storey side extension. There is considerable potential to further extend should it be required subject to the usual planning requirements.

GARDENS

Being a corner plot the gardens feel expansive with no immediate neighbour to the right hand side. The front garden is an open plan design with path to entrance door. There is a double timber gated access at the bottom of

the garden opening to a driveway for 2/3 cars leading to the garage. There is a covered storage area to the side of the house. Neat lawns, Apple trees and a patio area.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

tbc

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.

VIEWINGS

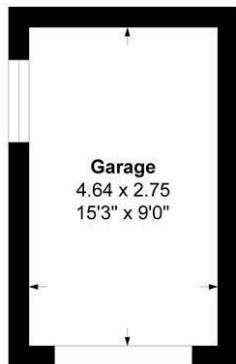
By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

SERVICES

We understand all main services are connected.

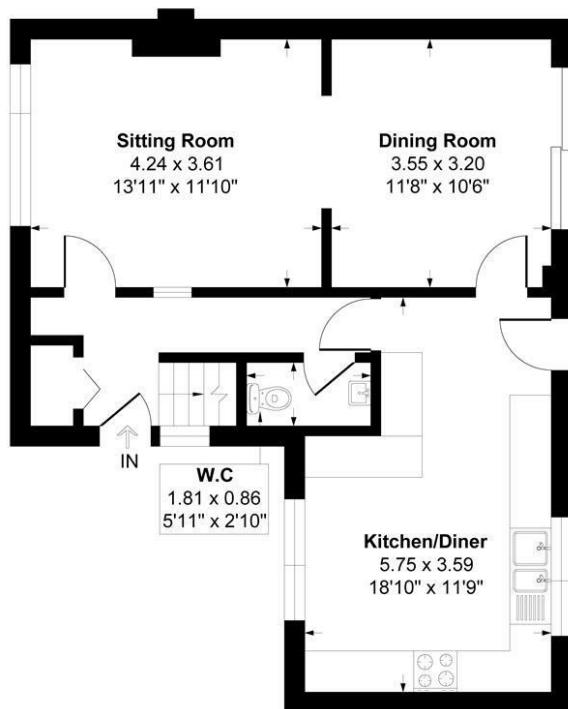
Garage

Approx. 12.8 sq. metres (137.3 sq. feet)



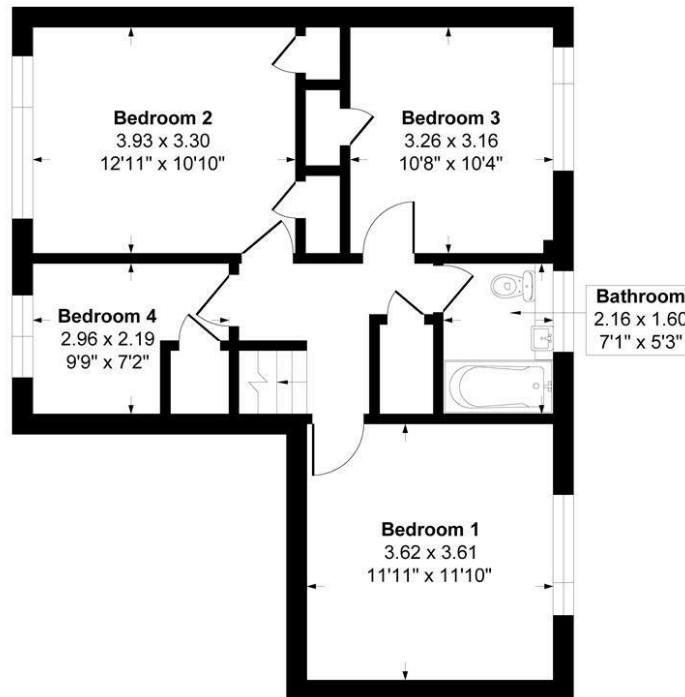
Ground Floor

Approx. 56.6 sq. metres (609.8 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.8 sq. feet)



Total area: approx. 126.0 sq. metres (1356.9 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.



NORGANS
Surveyors & Estate Agents

8 Brand Street, Hitchin, Herts,
SG5 1HX

t: 01462 455225
hitchin@norgans.co.uk
www.norgans.co.uk