



114 HARDY CLOSE  
HITCHIN



**114 Hardy Close**  
Hitchin  
Hertfordshire SG4 0DW

Guide Price £425,000

VIEWINGS TO COMMENCE SATURDAY 13TH APRIL 2024.

CHAIN FREE SALE!!!!

Directly siding onto St Michael's Road and benefiting from street side parking, this 4/5 bedroom end terraced home offers a great location for selection of good local Schools, countryside and the Railway Station.

The flexible accommodation spread over three floors offers incredible living space. A modern dining kitchen to the rear has access onto a private rear garden complete with side pathway to the front. Ground floor cloakroom, spacious study hallway, large top floor master bedroom and refitted first floor bathroom. Gas fired heating and double glazed windows.

### Viewing

By appointment with Norgans Estate Agents.



## THE ACCOMMODATION COMPRISSES ON THE GROUND FLOOR

Storm Porch opening to:-

### Reception Hall

20'11" x 6'6" (6.4m x 2.0m)

Cloaks cupboard. Light oak flooring. Stairs to first floor with understairs study area featuring worksurface, storage cupboards and shelving. Radiator. Doors to:-

### W.C/Utility

5'10" x 5'6" (1.8m x 1.7m)

Fitted with a white suite comprising low level W.C and vanity washbasin. Space and plumbing for washing machine. Space for tumble dryer. Tiled floor. Radiator. Window to rear.

### Dining Kitchen

13'9" x 13'1" (4.2m x 4.0m)

Fitted with a range of contemporary high gloss floorstanding and wall mounted units. Integrated fridge freezer (not tested). Integrated oven (not tested). Integrated gas hob (not tested) with extractor fan over (not tested). Space and plumbing for dishwasher. Tiled floor. Tiled walls. Radiator. Door and window to rear.

### Living Room

13'1" x 12'5" (4.0m x 3.8m)

Radiator. Full height window to front.

## ON THE FIRST FLOOR

### Landing

Stairs to Second Floor. Airing cupboard. Doors to:-

### Bedroom Two

12'9" x 9'6" (3.9m x 2.9m)

Radiator. Window to rear.

### Bedroom Three

10'9" x 10'2" (3.3m x 3.1m)

Radiator. Window to front.

### Bedroom Four

8'10" x 6'6" (2.7m x 2.0m)

Radiator. Window to side.

### Bedroom Five/Study

8'6" x 6'6" (2.6m x 2.0m)

Radiator. Window to front.

### Bathroom

6'6" x 5'6" (2.0m x 1.7m)

Fitted with a modern white suite comprising bath with shower unit over (not tested), low level W.C and vanity washbasin. Tiled walls. Heated towel radiator. Window to rear.

## ON THE SECOND FLOOR

### Landing

Two large cupboards. Velux window. Door to:-

### Bedroom One

15'8" x 11'9" max floor area (4.8m x 3.6m max floor area)

Eaves storage cupboard. Built-in shelving. Further cupboards. Radiator. Dormer window to rear.

### OUTSIDE

#### At the front

Hard landscaped front garden.

Unallocated on-street parking available adjacent to the house on St Michael's Road.

#### Rear Garden

Mainly laid to lawn with shrub borders. Patio areas. Fully enclosed.

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

### FLOOR AREA

Approx 117sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

### EPC RATING

Current D; Potential B.

### 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

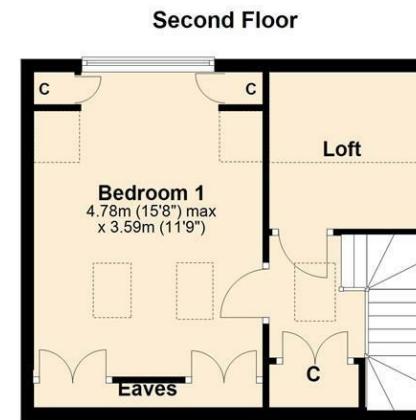
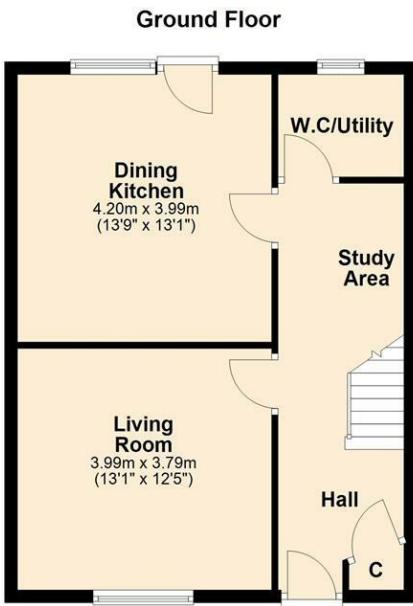
Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

### 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).



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