



NORGANS

Surveyors & Estate Agents

6 BALIOL ROAD
HITCHIN



6 Baliol Road

Hitchin
Hertfordshire SG5 1TT

Guide Price £975,000

VIEWINGS TO COMMENCE SATURDAY 29TH JUNE 2024.

Conveniently located in a desirable side street between the Town Centre and the Railway Station is this simply stunning "halls adjoining" Edwardian residence. Sympathetically extended to the ground floor retaining the natural flow, yet creating a beautiful part vaulted kitchen/family room.

The loft has been converted and a balcony added to provide four generous bedrooms together with two bathroom facilities. Traditional styled replacement double glazed windows and gas fired central heating to radiators.

The gardens to both front and rear are spectacular, with quintessential English styling and well stocked with a plethora of vibrant plants, shrubs and trees.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Storm Porch

Featuring a stunning stained glass entrance door with fanlight over, opening to:-

Reception Hall

26'2" x 3'3" (8.0m x 1.0m)

Plus stairs to first floor with recess beneath. Picture rails. Radiator. Oak flooring. Doors to:-

Cloakroom

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

Fitted with a white suite comprising vanity washbasin and low level W.C. Tiled floor. Heated towel radiator. Double glazed window to side.

Sitting Room

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

Measurements include a double glazed bay window to front. Corniced ceiling. Gas fire (not tested) with tiled inset, hearth and wooden surround. Shelved recesses. Pine flooring. Radiators. Picture rail.

Snug

12'5" x 11'1" (3.8m x 3.4m)

Pine flooring. Cast iron fireplace with tiled inset. Shelved cupboard. Corniced ceiling. Picture rail. Radiator. French doors to rear.

Kitchen/Family Room

36'1" x 10'9" (11.0m x 3.3m)

Reducing to 2.9m. An excellent social space with part vaulted ceiling. Fitted with range of cream shaker style units featuring plate rack, soft close doors and drawers. Butler sink with mixer tap over. Noir granite and solid oak worksurfaces. Space for range style cooker with stainless steel splashback and stainless steel extractor hood over (not tested). Integrated dishwasher (not tested). Space and plumbing for washing machine. Space for upright fridge freezer. Cast iron fireplace. Cupboard housing Megaflo (not tested). Cupboard housing Vaillant gas fired boiler (not tested). Part tiled walls. Oak flooring. Three radiators. Recessed spotlights. Three double glazed windows to the side. Two velux rooflights. Double glazed bi-fold doors to the rear sun terrace and gardens.

ON THE FIRST FLOOR

Half Landing

Storage cupboard. Stairs continuing to:-

Landing

23'11" x 4'11" (7.3m x 1.5m)

Vaulted ceiling. Loft access. Velux window. Radiator. Stairs to the Second Floor. Doors to:-

Bedroom One

16'0" x 11'1" (4.9m x 3.4m)

Plus double glazed bay window to front. Pine flooring. Cast iron fireplace with tiled hearth. Three radiators. Door to En-Suite.

En-Suite

8'6" x 3'3" (2.6m x 1.0m)

Fitted with a white suite comprising shower enclosure, vanity washbasin and low level W.C. Tiled floor and walls. Heated towel radiator. Double glazed window to side.

Bedroom Two

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

Picture rail. Radiator. Cast iron fireplace with tiled hearth. Double glazed window to rear.

Bedroom Three

11'5" x 10'9" (3.5m x 3.3m)

Pine flooring. Cast iron fireplace with tiled hearth. Radiator. Dual aspect double glazed windows to side and rear.

Bathroom

7'6" x 5'10" (2.3m x 1.8m)

Fitted with a white suite comprising corner shower enclosure, low level W.C, vanity washbasin and panelled bath. Heated towel radiator. Tiled floor and walls. Double glazed window to side.



ON THE SECOND FLOOR

Landing

Double glazed window to rear. Part glazed door to Bedroom Four.

Bedroom Four

18'0" x 14'9" max floor area (5.5m x 4.5m max floor area)

Eaves storage cupboard. Radiator. Oak flooring. Recessed spotlights. Two velux windows to front. Double glazed French doors opening to a railed balcony featuring views over the rear garden.

OUTSIDE

At the Front

Quintessential English Courtyard garden with gated pathway leading to the front door. Gated pathway at the side providing access to the rear garden.

Rear Garden

Paved side area leading to the rear sun terrace adjacent to the rear of the house. Raised flower and shrub beds. Shingle pathway leading between lawn areas with well stocked flower beds. Greenhouse. Gated access to a further garden area with timber shed.

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

FLOOR AREA

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

EPC RATING

TBA

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

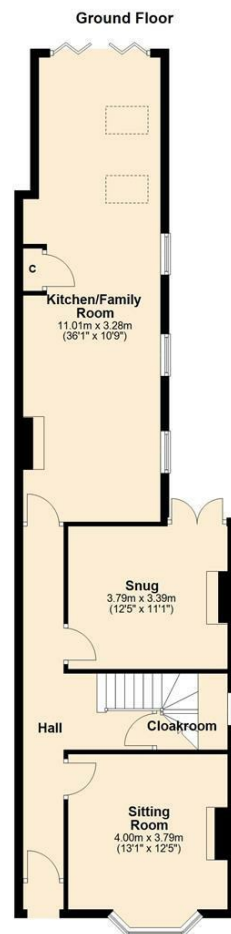
that if you feel unwell, please stay at home and reschedule the appointment.

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.



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