



3 KINGS ROAD
HITCHIN



3 Kings Road Hitchin Hertfordshire SG5 1RD

Guide Price £625,000

A smartly presented and greatly improved Victorian home that has been cleverly extended to create deceptively spacious living accommodation arranged over ground, first and second floors.

The property is situated within a popular and established location that is well placed for many amenities including the Railway Station, vibrant Town Centre and good Schools covering all age ranges. The property stands on a private easterly facing plot with attractive well stocked gardens.

The property retains many period fittings that harmonise with modern quality fittings to create a stylish home. The accommodation features an entrance hall, a formal front sitting room with a bay window and central fireplace. A separate large dining room plus a spacious fitted kitchen with appliances, utility and cloakroom.

Upstairs on the first floor are two large double sized bedrooms, a long landing with built in storage plus a refitted family bathroom and separate shower room.

On the second floor is a good sized double bedroom with extensive eaves storage.

Viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Part glazed composite entrance door with top window opening to:-

Entrance Hall

Solid wooden flooring. Stairs to the first floor. Coved ceiling. Panelled doors opening to Sitting Room and Dining Room.

Sitting Room

13'10" x 13'8" (4.22m x 4.17m)

Central open fireplace with cast iron surround, patterned ceramic tiled inserts, grate and hearth. Built-in storage cupboard with shelving. Solid wooden flooring. Walk-in bay window to the front with double glazed sash windows. High moulded skirting boards. TV point. Coved ceiling. BT point. Radiator. Decorative picture rail.

Dining Room

13'1" x 13'8" (3.99m x 4.17m)

Central chimneybreast with stone surround and hearth, cast iron insert and decorative ceramic tiling and grate. Built-in storage cupboards and shelving to either side of the chimneybreast. High moulded skirting boards. Decorative picture rail. Coved ceiling. Solid wooden flooring. Built-in understairs storage cupboard. Double glazed window to rear. Access to Kitchen.

Kitchen

13'7" x 10'0" (4.14m x 3.05m)

Fitted with a range of floorstanding and wall mounted shaker style storage units with soft close doors and drawers. Ample quartz worksurfaces with 1.5 bowl sink unit with drainer and chrome mixer tap. Smeg range style oven with five burner gas hob (not tested) and storage drawer and fitted extractor hood (not tested). Integrated fridge freezer (not tested). Integrated microwave (not tested). Integrated dishwasher (not tested). Recessed spotlights. Ceramic tiled flooring. Radiator. Double glazed window to side. Part glazed composite door to rear. Access to Utility Room.

Utility Room

8'10" x 7'0" (2.69m x 2.13m)

Fitted with a range of floorstanding and wall mounted shaker style units. Circular stainless steel sink unit with double drainer and chrome mixer tap. Space and plumbing for washing machine. Ceramic tiled flooring. Wall mounted Glowworm gas fired combination boiler (not tested). High vaulted ceiling with double glazed velux window. coat hooks and shelving. Double glazed window to rear. Access to Cloakroom.

Cloakroom

Fitted with a white corner washbasin. Recessed spotlighting. Ceramic tiled floor. Part tiled walls. Double glazed window to side. Door to:-

W.C.

Fitted with a white low level W.C. Ceramic tiled floor. Recessed spotlighting. Window to side.

ON THE FIRST FLOOR

Landing

White panelled doors to all Bedrooms, Bathroom and separate W.C. Radiator. Coved ceiling. Stairs to Second Floor with built-in storage cupboards below. BT point. Double glazed sash window to front.

Bedroom One

11'11" x 10'11" (3.63m x 3.33m)

Radiator. Central chimneybreast with cast iron fireplace surround. Coved ceiling. Built-in shelving. Double glazed window to rear.

Bedroom Two

11'11" x 11'0" (3.63m x 3.35m)

Radiator. Central chimneybreast with cast iron fireplace surround. Coved ceiling. Double glazed sash window to front.

Bathroom

10'2" x 6'6" (3.10m x 1.98m)

Fitted with a white suite comprising panelled bath with mixer tap shower attachment and shower screen, low level W.C and pedestal washbasin. Travertine tiled floor and walls. Recessed spotlights. Heated chrome towel radiator. Extractor. Chimneybreast with cast iron fireplace surround. Double glazed frosted window to rear.



Shower Room

6'9" x 6'6" (2.06m x 1.98m)

Measurements exclude the shower cubicle with screen entrance door and wall mounted shower unit (not tested) and recessed shelf, push button low level W.C and pedestal washbasin with chrome mixer tap. Recessed spotlights. Extractor. Heated chrome towel radiator. Travertine tiled walls and floor. Double glazed frosted window to side.

ON THE SECOND FLOOR

Bedroom Three

16'3" x 11'3" (4.95m x 3.43m)

Radiator. Eaves storage to either side. Recessed spotlights. Two double glazed velux windows to front. Double glazed velux window to rear.

OUTSIDE

Front Garden

The front garden is enclosed by wrought iron railings and is gravelled for the ease of maintenance. A matching wrought iron gate with a quarry tiled pathway provides access to the front door. To the side of the property and shared with the neighbour, is a gated covered pathway that provides access to the rear garden.

Side Courtyard

Gated with covered passageway to the front. Outside lighting. Garden tap. Block paved pathway to rear garden. Well stocked flower and herb bed.

Rear Garden

65'0" x 30'0" (19.81m x 9.14m)

Mature East facing garden laid mainly to lawn with well stocked flower and shrub borders. Enclosed by panelled fencing. Cherry, pear and apple trees. Various climbing roses. Quarry tiled and block paved patio. Timber shed. Patio to the rear boundary.

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 125sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current E; Potential C.

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)

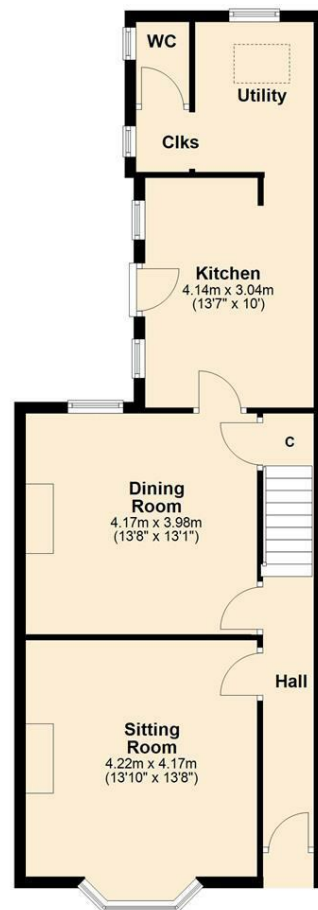
GDPR

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.

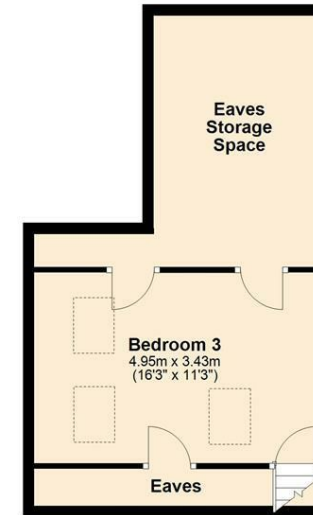
Ground Floor



First Floor



Second Floor



3 Kings Road, Hitchin