



NORGANS
Surveyors & Estate Agents

22 BEARTON ROAD
HITCHIN



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Hitchin

SG5 1UB

Guide Price £825,000

CHAIN FREE SALE!!!!

This characterful 'Tudor-style' property is arranged over three well-planned floors, offering flexible and spacious accommodation ideal for modern family living. The home provides four bedrooms and two bathrooms, with a flowing open plan feel to the ground floor. There is a impressive south facing rear garden extending some 150 ft in length with the added benefit of a tucked away home office.

Positioned to the north of the town, the property is conveniently located within an easy walk of the station, making it particularly well suited for commuters. The surrounding area is established and residential in character, with a mix of attractive period homes and a welcoming neighbourhood feel.

Parking is on-street only, with no designated or allocated parking spaces.

Viewing

By appointment with Norgans Estate Agents.





LOCATION

Just to the north of the town centre, this is a very popular area, with well established character homes in abundance reminiscent of many London streets. The rail station is under a mile as is the town centre. Locally, the fabulous Victoria pub is renowned for its fabulous food, atmosphere and regular music events. There are numerous cut throughs to the station and town once you are familiar with the area.

THE PROPERTY

Not only is this a great looking home, it really delivers on space. The loft has been thoughtfully converted with seamless introduction of new staircase accessing the top floor master bedroom suite complete with large bathroom. The first floor offers three further good size bedrooms and a bathroom. Open plan living room and dining kitchen open on to stunning rear gardens. Externally, a resin based patio space with raised planters adjoin the house. There is a gated right of way for this house across its neighbours' rear but no right of way through this part offering fabulous added privacy. The garden seems to go on and on until you arrive at the oh so cool work from home cabin.

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

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.

EPC

Pending

TENURE - FREEHOLD

We are advised that this property is Freehold.

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

Approx. 62.1 sq. metres (668.4 sq. feet)

First Floor

Approx. 52.2 sq. metres (561.9 sq. feet)

Second Floor

Approx. 26.3 sq. metres (283.9 sq. feet)



Total area: approx. 129.7 sq. metres (1396.1 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.