

BYEWAYS 36 BENSLOW RISE  
HITCHIN



## Byeways 36 Benslow Rise Hitchin

Hertfordshire SG4 9QY

Guide Price £950,000

VIEWINGS TO COMMENCE - 21st March 2026

A beautifully presented detached house standing on an impressive and private westerly facing plot with off street parking and useful garage.

Available to the market for the first time in nearly 38 years, this attractive home is situated within both a popular and established residential location that is well placed for the Railway Station, good Schools covering all age ranges plus the vibrant Town Centre. Benslow Rise is a picturesque tree lined road with substantial individual family style homes. The accommodation features a wide entrance hall and dual aspect sitting room with direct access to the landscaped garden. Further accommodation features a separate dual aspect dining room with a walk in bay window, kitchen/breakfast room, rear lobby and cloakroom. Upstairs there are three good sized bedrooms, spectacular views towards Hitchin's Town Centre, an eaves study and spacious modern bathroom.

This rarely available home also offers in our opinion enormous potential to remodel and extend subject to obtaining the required consents etc. An early early viewing is therefore highly recommended.

### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Entrance Porch with part glazed entrance door opening to:-

#### Entrance Hall

Radiator. Stairs to first floor. Doors to Sitting Room, Dining Room and Kitchen.

#### Sitting Room

14'11" x 9'11" (4.55m x 3.02m)

Dual aspect room with uPVC double glazed multi-paned window to front and uPVC double glazed French style doors to front garden. Chimneybreast with decorative brick hearth and gas connection point. TV point. Radiator. Coved ceiling.

#### Dining Room

12'6" x 12'6" (3.81m x 3.81m)

Dual aspect with uPVC double glazed multi-paned walk-in bay window to front and uPVC double glazed multi-paned window to side. Two radiators. Central chimneybreast.

#### Kitchen/Breakfast Room

10'2" x 12'1" (3.10m x 3.68m)

Fitted with a range of floorstanding and wall mounted storage units with drawers. Ample rolled edge worksurfaces. Stainless steel single drainer sink unit with chrome mixer tap. Fitted NEFF gas hob (not tested) with extractor over (not tested). Integrated NEFF double eye level ovens (not tested). Space for low level fridge. Space and plumbing for dishwasher. Space and plumbing for washing machine. Part tiled walls. Tiled effect flooring. Radiator. Folding doors providing access to a deep walk-in understairs storage cupboard with coat hooks, consumer unit (not tested), gas and electric meters (not tested) and space for fridge freezer. Two uPVC double glazed windows with views over the rear garden. Door to:-

#### Inner Lobby

Double glazed multi-paned door to rear garden. Door to:-

#### Cloakroom

Fitted with a suite comprising wall mounted washbasin and push button low level W.C. Wall mounted Worcester gas fired boiler (not tested). Recessed spotlights. Frosted double glazed multi-paned window to side.

### ON THE FIRST FLOOR

#### Landing

Radiator. Access via a retractable ladder to an insulated loft space with power and light connected. Built-in storage cupboard. Arch shaped uPVC double glazed multi-paned window on the half landing. Doors to all Bedrooms and Bathroom.

#### Bedroom One

14'11" x 12'6" (4.55m x 3.81m)

Radiator. Central chimneybreast. Dual aspect room with two uPVC double glazed windows to front and uPVC double glazed window to rear with attractive views over the garden and across Central Hitchin.

#### Bedroom Two

12'6" x 12'6" (3.81m x 3.81m)

Two radiators. Dual aspect with uPVC double glazed multi-paned walk-in bay window to front and uPVC double glazed multi-paned window to side. Door to:-

#### Large Walk-in Eaves Room

10'8" x 5'3" (3.25m x 1.60m)

Presently used as a home office. Power and light connected. Various storage shelving and hanging rails. Virgin Media point. uPVC double glazed multi-paned window to rear.

#### Bedroom Three

8'8" x 8'3" (2.64m x 2.51m)

Radiator. uPVC double glazed multi-paned window to rear with attractive views over the rear garden and Hitchin Town.

#### Bathroom

8'7" x 6'4" (2.62m x 1.93m)

Refitted with a modern white suite comprising push button low level W.C, pedestal washbasin with chrome mixer tap and panelled bath with chrome tap and shower unit over with fixed and flexible showerheads (not tested) and glazed screen. Part tiled walls. Recessed spotlights. Heated chrome towel radiator. Built-in airing cupboard with lagged hot water tank (not tested) and linen shelving. uPVC double glazed multi-paned frosted window to the rear.

### OUTSIDE

#### Front Garden

Brick wall to front boundary. Gravelled for the ease of maintenance with flower and shrub borders. Outside lighting. Gated pathway to the rear garden.

#### Driveway Parking

Crazy paved driveway providing off-street parking for two cars.

#### Rear Garden

Gravelled courtyard to the side. Concrete and crazy paved terrace to the immediate rear of the house with steps down to the lawn. The remaining garden is laid mainly to lawn with flower and shrub borders. Enclosed by panelled fencing. Private Westerly aspect.

#### Timber Shed

8'0" x 6'0" (2.44m x 1.83m)

Door and window to side.

#### Shed

7'0" x 5'0" (2.13m x 1.52m)

Door to side.

#### Garage/Workshop

Presently sub-divided by a stud wall into two workshop areas:-

Workshop 1 - 8'0" x 7'7". Power & light connected. Part glazed entrance door and window to rear.  
Workshop 2 - 7'4" x 8'10". Power and light connected. Folding garage door to front.

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

### FLOOR AREA

Approx 114sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

### EPC RATING

Current D; 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)

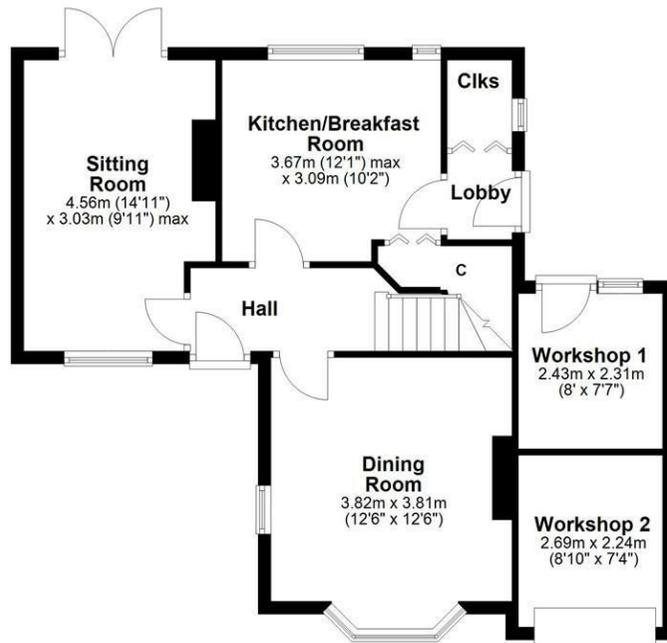
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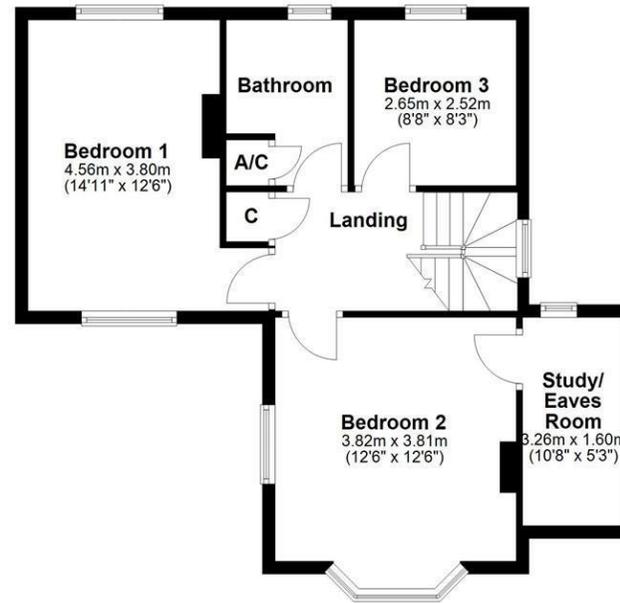
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### Ground Floor



### First Floor



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