



36 TILEHOUSE STREET  
HITCHIN



**36 Tilehouse Street**  
Hitchin  
Hertfordshire SG5 2DY

**Price Guide £825,000**

**CHAIN FREE SALE !!!!!**

A unique detached character home full of quirk and character. Situated at the top of Hitchin's oldest street, this Grade 11 home has a fabulous Westerly aspect enclosed walled garden complete with brick store with potential to convert into a office. Formerly two properties, there are 2 entrance doors and two staircase which provides a huge versatility. Stunning Inglenook fireplace, beams, exposed floor boards all add the charm of this superb town centre home.



**Viewing**

By appointment with Norgans Estate Agents.



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Entrance door opening to:-

#### Entrance Lobby

Quarry tiled floor. Coats hooks. Door to:-

#### Sitting Room

16'7" x 12'3" overall (5.05m x 3.73m overall)

Measurements exclude a large inglenook fireplace with tiled hearth and grate. Exposed wall and ceiling beams. Two leaded light internal windows to rear. Two radiators. Three wall light points. Storage cupboard. Two windows to front. Doors to Study, Dining Room and staircase.

#### Study

13'1" x 9'3" (3.99m x 2.82m)

Exposed wall and ceiling beams. Radiator. Window to front. Door to front. Door to Cloakroom.

#### Dining Room

13'11" max x 11'2" max (4.24m max x 3.40m max)

Exposed wall and ceiling beams. Radiator. Chimneybreast with wooden surround and tiled hearth. Window to rear. Door providing access to a staircase to the first floor. Fully glazed French doors to Conservatory. Door to Kitchen.

#### Conservatory

10'0" x 7'11" (3.05m x 2.41m)

Fully glazed to two sides and roof. Space and plumbing for washing machine.

#### Kitchen

12'0" x 5'11" (3.66m x 1.80m)

Fitted with a range of floorstanding and wall mounted storage units with drawers. Rolled edge worksurfaces. Stainless steel sink unit with drainer and mixer tap over. Fitted Beko oven (not tested) with gas hob over (not tested). Space for low level fridge. Space for low level freezer. Part tiled walls. Tiled floor. Radiator. Vaulted ceiling. Wall mounted gas fired boiler (not tested). Window to side. Part glazed door to rear garden.

### ON THE FIRST FLOOR

#### Landing

Exposed wall and ceiling beams. Exposed original floorboards. Airing cupboard housing hot water cylinder (not tested). Window to side. Doors to Bedrooms One, Three and Bathroom.

#### Bedroom One

16'2" x 10'4" overall (4.93m x 3.15m overall)

Plus small recess concealed by a curtain and large recess measuring 6'1" x 5'7" overall with window to front. Brick chimneybreast with tiled hearth and cast iron grate. Exposed wall and ceiling beams. Two radiators. Exposed original floorboards. Vaulted ceiling. Windows to front and rear.

#### Bedroom Three

10'8" x 6'7" (3.25m x 2.01m)

Exposed original floorboards. Radiator. Window to side.

#### Bathroom

6'10" x 5'6" (2.08m x 1.68m)

Fitted with a white suite comprising panelled bath, pedestal washbasin and low level W.C. Exposed wall beams. Radiator. Part tiled walls. Exposed original floorboards. Loft access hatch. Window to side.

#### Bedroom Two

16'5" x 9'2" (5.00m x 2.79m)

Accessed via the staircase from the Sitting Room; measurements include the staircase. Exposed wall and ceiling beams. Radiator. Loft access hatch. Window to front and two windows to rear.

### OUTSIDE

#### At the Front

A blockpaved pathway provides access to the front door.

#### Rear Garden

Patio area immediately adjoining the rear of the house with lawn beyond. Flower and shrub borders. Water feature/pond. Brick built shed/store with power and light connected. Outside tap Further patio area. Fully enclosed by brick walling topped with trellis.

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

### FLOOR AREA

Approx .....sqm. 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

This property is exempt from the EPC requirements due to its Listed status.

### 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

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

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.

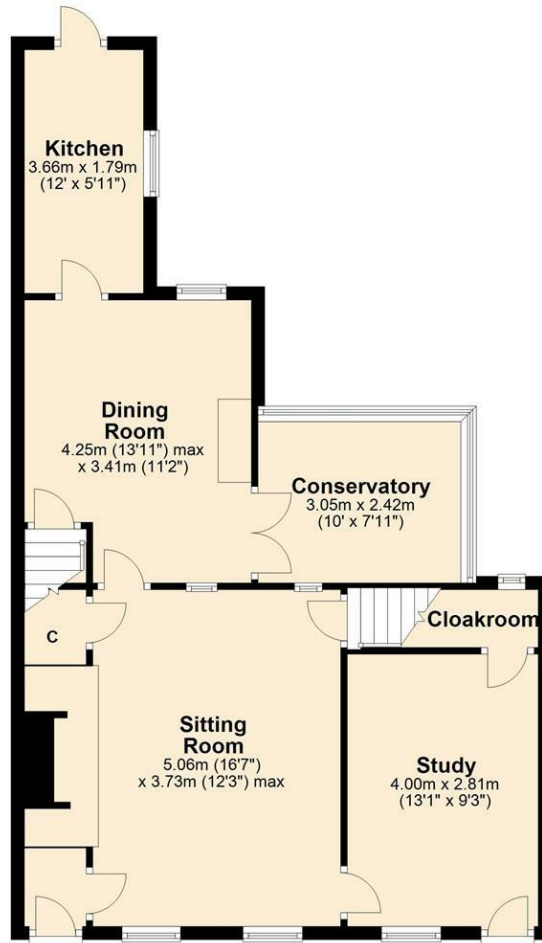
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## Ground Floor



## First Floor

