



NORGANS

Surveyors & Estate Agents

15 FRANKLIN GARDENS
HITCHIN



15 Franklin Gardens

Hitchin

Hertfordshire SG4 0BS

Guide Price £450,000

This end terrace home has been substantially extended both to the rear and the side to provide exceptionally versatile accommodation. Occupying a substantial corner plot, this property has the potential to be adapted into a home and annex is so required. The sizeable side extension already has its own entrance door along with a shower room and plenty of space to adapt the huge dining kitchen, utility and store. To the rear of the original structure a further extension adding to the spacious open plan living area. Outside, off street parking and integral garage.

CHAIN FREE PROPERTY!! -



Viewing

By appointment with Norgans Estate Agents.



ENCLOSED PORCH

6'6" x 3'3" (2 x 1)

Tiled floor. Storage cupboard. Door to :-

RECEPTION HALL

12'1" x 6'10" (3.7 x 2.1)

Stairs to first floor with cupboard space under. Cloaks cupboard. Radiator. Door to :-

LIVING ROOM

24'3" x 17'8" reducing to 10'2" (7.4 x 5.4 reducing to 3.1)

Large open plan space. Fireplace with back boiler system (NOT TESTED) 2 radiators. Patio door to rear garden.

STUDY

12'1" x 6'10" (3.7 x 2.1)

Radiator. Window to rear.

INNER LOBBY

5'2" x 4'11" (1.6 x 1.5)

Tiled floor. Door to front. Connecting internal doors to :-

SHOWER ROOM

5'2" x 4'11" (1.6 x 1.5)

WC, WB and shower enclosure. Radiator. Window to front.



DINING KITCHEN

13'5" x 13'1" (4.1 x 4)

Fitted with an array of Oak effect fronted units to floor and walls. Sink unit. Radiator. 2 Windows to rear.

BEDROOM 4

11'1" x 5'10" (3.4 x 1.8)

Radiator. Window to front.

UTILITY ROOM

8'6" x 5'10" (2.6 x 1.8)

Further cupboard units. Radiator. Tile floor. Casement door and window to the rear.

FIRST FLOOR

Landing. Loft access and airing cupboard.

BEDROOM 1

13'9" x 11'1" (4.2 x 3.4)

Fitted wardrobes. Vanity wash basin. Radiator. Window to rear.

BEDROOM 2

13'1" x 11'1" (4 x 3.4)

Radiator. Window to front.

BEDROOM 3

8'2" x 7'10" (2.5 x 2.4)

Radiator. Window to front.



BATHROOM

6'6" x 5'6" (2 x 1.7)

White suite comprising bath with shower over (NOT TESTED). WC and WB vanity unit. Towel radiator. Window to rear.

OUTSIDE

Driveway parking to front of the house leading to INTEGRAL GARAGE.

GARDENS

A gated access opens to a side garden area with timber shed. To the rear, generous westerly aspect gardens.

SERVICES

We understand all mains services are connected.

COUNCIL TAX

We understand the current rating to be band C

ENERGY PERFORMANCE RATING

Current: D

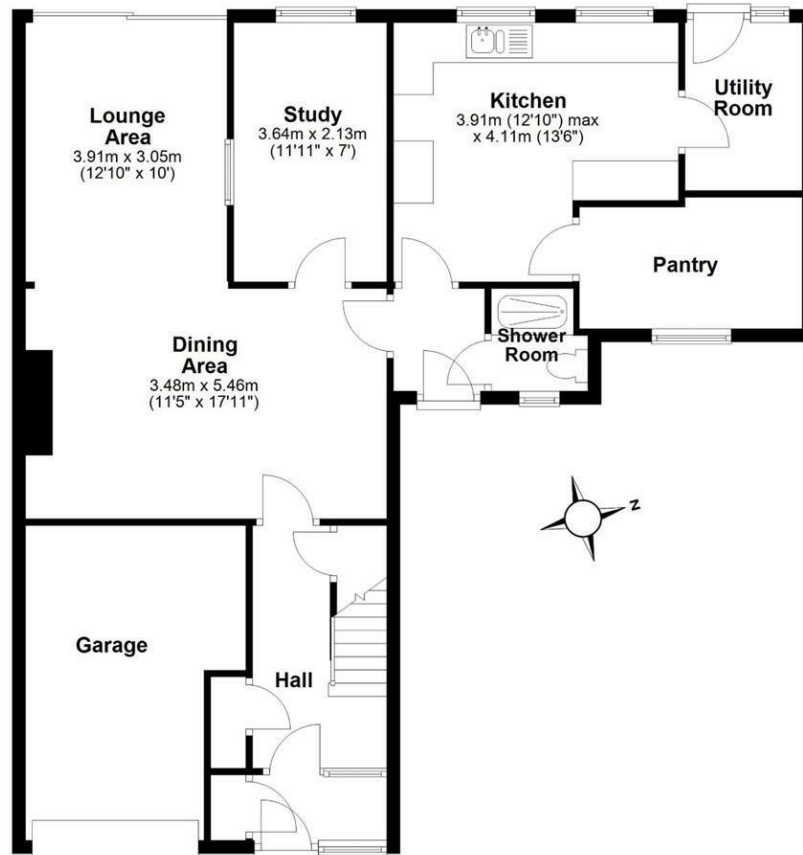
Potential: C

FLOOR AREA

Approx 130sqm. Please note that this measurement has been taken from the EPC and may not include any unheated areas/rooms.

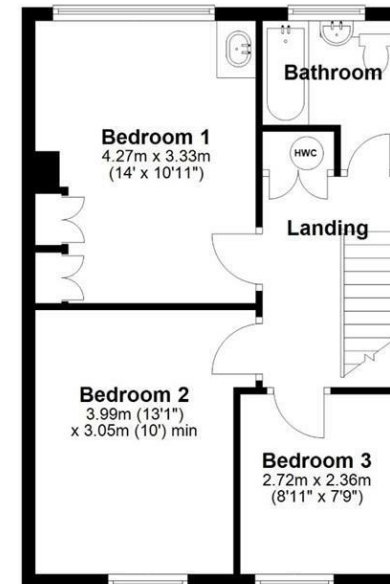
Ground Floor

Approx. 84.1 sq. metres (905.5 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 129.7 sq. metres (1396.2 sq. feet)