



NORGANS
Surveyors & Estate Agents

48 BRAMPTON PARK ROAD
HITCHIN



48 Brampton Park Road

Hitchin
Hertfordshire SG5 1XF

Guide Price £750,000

BEST AND FINAL OFFERS - 12 NOON, 19TH NOVEMBER 2024.

Extended to both the side and the rear, this stylish 1930's house located in an established side road just north of the Town Centre also offers good access to the mainline Railway Station. There is a fabulous full width part vaulted ceiling running across the rear width of the house along with a utility room. Cosy living room complete with open fire, ground floor cloakroom, four good bedrooms and a first floor bathroom.

Externally, off street parking to the front for a small car and a reduced length garage/store.

The vendor is well advanced with onward purchase of a vacant home, so quick completion possible if required.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Covered entrance porch with door opening to:-

Hall

Stairs to first floor with storage cupboard beneath. Decorative tiled flooring. Radiator.

Doors to Cloakroom, Sitting Room and Kitchen/Dining/Family Room. Window to front.

Cloakroom

Fitted with a suite comprising low level W.C and washbasin. Tiled floor. Radiator.

Sitting Room

12'8" x 12'2" (3.86m x 3.71m)

Chimneybreast with tiled fireplace with wooden surround, tiled hearth and cast iron grate. Wooden flooring. Picture rail. Bay window to front.

Kitchen/Dining/Family Room

28'2" x 17'10" (8.59m x 5.44m)

Fitted with a range of painted shaker style floorstanding units with drawers and opening shelving over. Matching freestanding island/breakfast bar unit. Double drainer sink unit with taps. Wooden worksurfaces. Space and connection point for range style cooker. Space for an American style fridge freezer. Exposed brick wall. Wide reclaimed floorboards. Built-in storage cupboard. Two vertical radiators. Window to rear. Part vaulted ceiling with three velux rooflights. Bi-fold doors to rear garden. Door to Utility.

Utility

8'0" x 6'1" (2.44m x 1.85m)

Fitted with a range of floorstanding units with worksurfaces over. Sink unit. Space and plumbing for a washing machine. Door to Store.

ON THE FIRST FLOOR

Landing

Doors to:-

Bedroom One

12'6" x 11'4" (3.81m x 3.45m)

Radiator. Chimneybreast with cast iron fireplace. Picture rail. Window to front.

Bedroom Two

11'4" x 11'0" (3.45m x 3.35m)

Radiator. Chimneybreast with cast iron fireplace. Open shelving to alcove. Picture rail. Window to rear.

Bedroom Three

12'7" x 11'0" (3.84m x 3.35m)

Radiator. Picture rail. Two windows to front.

Bedroom Four

12'7" x 5'11" (3.84m x 1.80m)

Radiator. Window to rear.

Bathroom

6'8" x 5'7" (2.03m x 1.70m)

Fitted with a white suite comprising panelled bath with shower unit over (not tested) and glazed screen, low level W.C and pedestal washbasin. Radiator. Window to rear.

OUTSIDE

At the Front

Blockpaved for the ease of maintenance and providing off-street parking for a small car, and access to the front door and Store. Enclosed by established hedge to the front boundary.

Rear Garden

Patio with outside lighting to the immediate rear of the house with steps leading down to the lawn with mature flower and shrub borders. Patio to the rear. Timber garden shed. Enclosed by panelled fencing.

Store

8'11" x 8'2" (2.72m x 2.49m)

Up and over entry door to front. Power and light connected. Internal door to Utility.

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.

EPC RATING

Current C; Potential B.

FLOOR AREA

Approx 128sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

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)

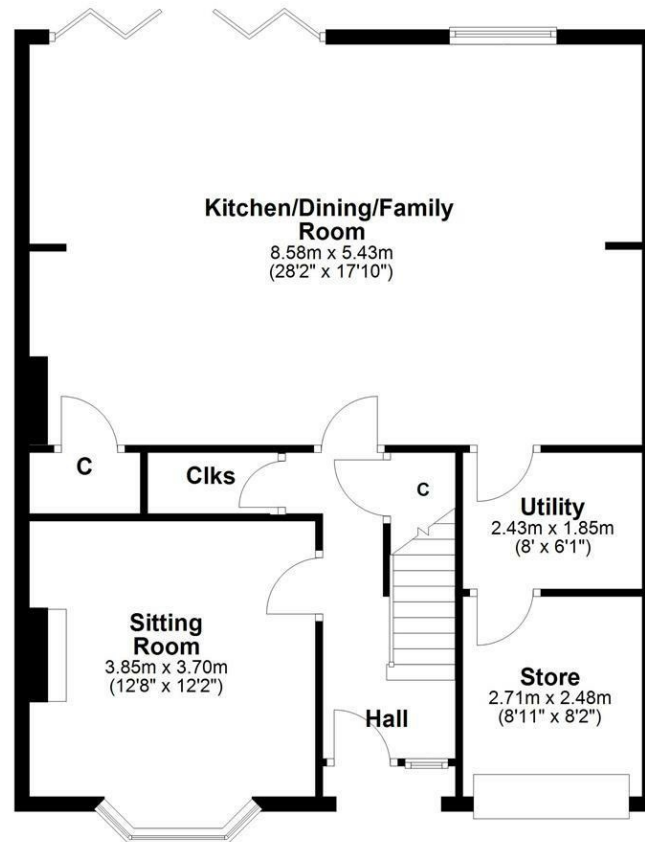
GDPR

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.

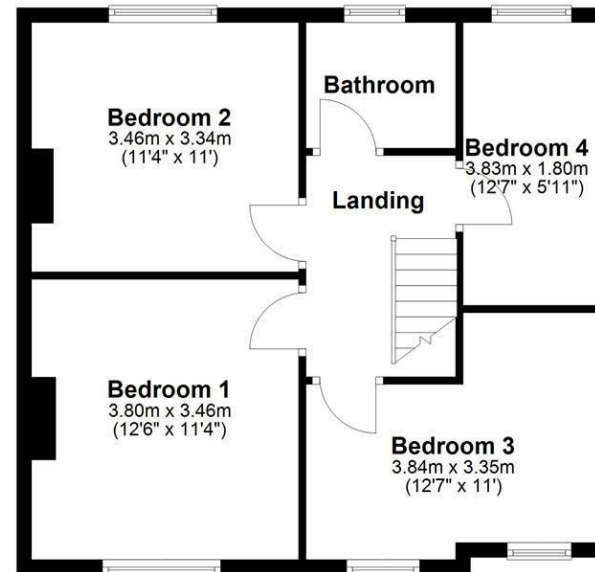
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Ground Floor



First Floor



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