



NORGANS

Surveyors & Estate Agents

6 BEARTON AVENUE  
HITCHIN



## 6 Bearton Avenue Hitchin Hertfordshire SG5 1NZ

Guide Price £725,000

Viewings to commence Friday 5th September 2025

An attractive, CHAIN FREE, 1920's built, semi detached house that stands on a large, private plot with a garage and ample off street parking. It is situated within a popular and established residential location plus is well placed for many amenities including the vibrant town centre, station and good schools covering all age ranges. The accommodation features an entrance hall with a cloakroom. A fitted kitchen with appliances. A front sitting room with a walk in bay window and central fireplace. A dining room with a central fireplace and direct access to a rear sun room with attractive views over the garden. Upstairs there are three good sized bedrooms plus a bathroom and large store cupboard. The property is heated via a modern gas fired central heating boiler plus most of the windows and doors have been replaced with uPVC double glazed units. The property also offers in our opinion enormous potential to extend, remodel or convert the loft space subject to acquiring the required consents. An early viewing is therefore highly recommended in order to appreciate the full potential that this rarely available property has to offer.

### Viewing

By appointment with Norgans Estate Agents.







## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Entrance porch, quarry tiled floor.

#### Entrance Hall

Original stained glass entrance door with glazed side windows. Staircase to the front door with built in storage below. Radiator. Multi pane glazed doors to the sitting room, dining room and kitchen. Door to :-

#### Cloakroom

White suite featuring a low level WC, wash hand basin set into a vanity unit with storage below. Extractor fan, ceramic tiled walls.

#### Sitting Room

12'9 x 11'11 (3.89m x 3.63m)

With measurements taken into a walk in bay window with uPVC double glazed units and views over the front garden. Decorative picture rail. Central chimney breast with fireplace surround and fitted flame effect electric fire. Television point. Open plan access to:-

#### Dining Room

12'10 x 10'9 (3.91m x 3.28m)

Central chimney breast with fireplace surround, stone insert and matching hearth. Television point. Serving hatch to kitchen. Multi paned door to hallway. uPVC double glazed French style doors to the sun room.

#### Sun Room

10'7 x 6'9 (3.23m x 2.06m)

uPVC double glazed French style doors with matching side windows to the rear garden. Ceramic tiled floor, dado rail. Two wall light points.

#### Kitchen

14'5 x 7'9 (4.39m x 2.31m)

A dual aspect room with a uPVC double glazed door to the rear garden and matching window to the side driveway. The kitchen is fitted with a matching range of wall and floor standing storage cupboards with various storage drawers ample rolled edged worksurfaces incorporating a double drainer stainless steel sink unit with chrome taps. Partly ceramic tiled walls. Fitted five ring gas hob with extractor over. Fitted eye level oven. Recess and space for fridge, dishwasher and washing machine. Wall mounted Viessmann gas fired combination boiler. Ceramic tiled flooring.

## ON THE FIRST FLOOR

#### Landing

uPVC double glazed window to the side. Original panelled doors to all three bedrooms and bathroom. Deep built in airing cupboard with linen shelving.

#### Bedroom One

14'8 x 9'7 (4.47m x 2.92m)

Measurements do not include a range of built in wardrobes with top storage lockers but are taken into a walk in bay window with uPVC double glazed units. Central chimney breast. Radiator. Television point.

#### Bedroom Two

12'10 x 10'8 (3.91m x 3.25m)

uPVC double glazed window with views over the rear garden. Radiator. Central Chimney Breast. Built in wardrobe cupboard. Decorative picture rail. Corner wash hand basin set into a vanity unit with a storage cupboard below. Partly ceramic tiled walls to splash area.

#### Bedroom Three

8'11 x 7'9 (2.72m x 2.36m)

Double glazed window to the front. Radiator.

#### Bathroom

White suite featuring a push button low level WC, Pedestal wash hand basin with chrome tap. Panelled bath with shower unit over and shower screen. Partly ceramic tiled walls. Heated towel rail. uPvc frost window to the side.

## OUTSIDE



### Front Garden

The property is approached via a block paved driveway which provides access to the front door and off street parking. The front garden is enclosed by a mixture of low panelled and picket fencing with the remaining garden featuring well stock flower and shrub beds. Double wooden gates lead to:-

### Side Driveway & Carport

With additional parking for a couple of cars via a block paved and concrete driveway plus a access to the garage. Door to rear garden.

### Garage

15'2 x 8'11 (4.62m x 2.72m)

With double wooden entrance doors, side and rear windows. Power & Light connected, eves storage.

### Rear Garden

165 x 25 (approximately) (50.29m x 7.62m (approximately))

The large private Easterly facing rear garden is a particular feature of the property. It is laid mainly to lawn and is enclosed by panelled fencing with well stocked flower and shrub borders and various trees. Timber Shed.

### 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.

### FLOOR AREA

Approx. 95sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

### EPC RATING

Current D  
Potential B

### 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.

### 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](http://www.norgans.co.uk).

### 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.

### TENURE - FREEHOLD

We are advised that this property is Freehold.

### VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: [hitchin@norgans.co.uk](mailto:hitchin@norgans.co.uk)) See agents note below.

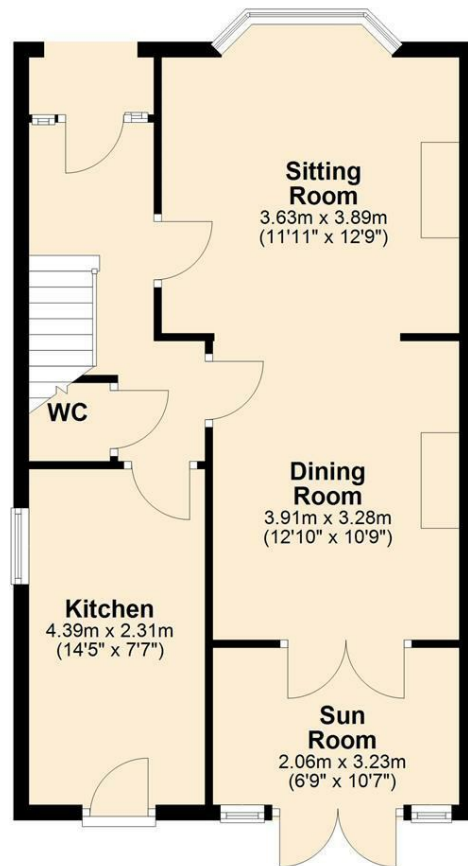
### AGENTS NOTE

Purchasers are advised that the loft space has spray foam insulation. We are advised that this was installed around 30 years ago and no paperwork supporting its installation has been found. Purchasers requiring a mortgage are advised to check with their lender or financial advisor that spray foam insulation meets their lenders requirements before booking a viewing.

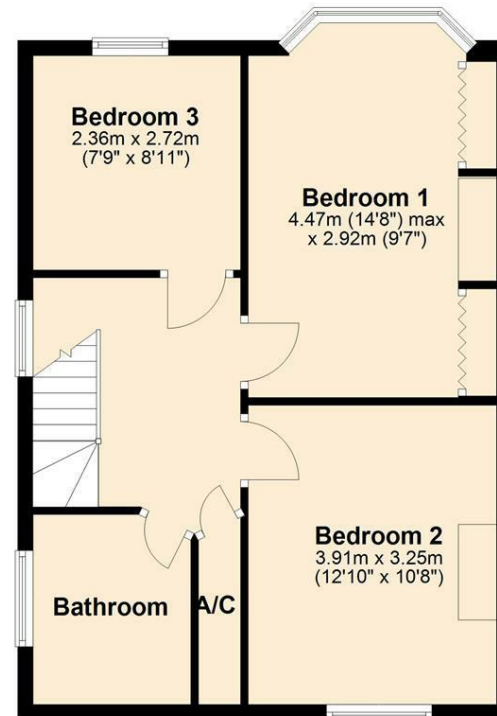
### PROBATE

Please be advised that this is a probate sale. As at 17th July 2025 we understand that probate has been granted.

**Ground Floor**



**First Floor**



**6 Bearton Avenue, Hitchin**