



NORGANS

Surveyors & Estate Agents

49 KINGS ROAD
HITCHIN



49 Kings Road Hitchin Hertfordshire SG5 1RD

Guide Price £630,000

Viewings to commence Saturday 16th September.

A beautifully presented and greatly improved Victorian semi detached home that has been cleverly extended to the rear to create both deceptively spacious and very practical living accommodation on both ground and first floors. The property stands on a very private, westerly facing plot with an attractive paved side courtyard and fabulous well stocked, landscaped rear garden. The property is situated within a popular and established residential road that is well placed for many amenities including the Station, vibrant town centre and good schools covering all age ranges. The property also retains many original period features that harmonise well with modern quality fittings to create a home where viewing is highly recommended in order to appreciate the detail and finish.

The accommodation features an entrance hall. A formal front sitting room with a central open fireplace and walk in bay window. A separate large dining room with a log burner and study/work space. A remodelled, dual aspect open plan social kitchen with appliances, additional living space with direct garden access plus a useful utility room and modern shower room.

Upstairs there are three double sized bedrooms plus a recently refitted family bathroom.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance door with black and red quarry tiled pathway leading to the front door. Wooden entrance door with glazed panels opening to:-

Entrance Hall

Radiator. Exposed wooden doors to Living Room and Dining Room.

Living Room

11'9" into bay x 9'7" (3.58m into bay x 2.92m)

Built-in cupboards and shelving to both alcoves. Painted tiled fireplace surround with slate hearth. uPVC double glazed sash bay window to front. Radiator. Exposed wooden floorboards. Picture rail.

Dining Room

14'6" max x 12'7" (4.42m max x 3.84m)

Including stairs to first floor with study/home office recess below. Exposed wooden floorboards. Radiator. Built-in cupboard to alcove with shelving. Feature fireplace with a log burning stove set onto a tiled hearth. Sash window with views of the side courtyard. Picture rail. High level sash window to side. Open plan access to:-

Social Kitchen

26'5" overall x 9'0" max (8.05m overall x 2.74m max)

An attractive dual aspect open plan social kitchen that has

recently been remodelled with a matching range of shaker style units and storage drawers, ample quartz worktops with inset 1½ bowl ceramic sink unit with mixer tap. Two separate Bosch stainless steel ovens (not tested). Five burner gas hob (not tested) with extractor fan over (not tested). Under unit lighting. Space and plumbing for a dishwasher. Space for upright fridge freezer. Herringbone patterned tiled floor. Inset spot and pendant lighting. Partly ceramic tiled walls. Radiator. Stable door to the side courtyard. Upvc double glazed window to side. Fitted storage/display shelving. Double glazed multi-pane doors with side windows opening to the rear garden. Television point. Sliding door to:-

Utility Room

Continued herringbone patterned flooring from the kitchen. Radiator. Extractor. Oak worksurface. Space and plumbing beneath for a washing machine. Double glazed window to front. Door to:-

Shower Room

4'9" x 3'5" (1.45m x 1.04m)

With a modern white suite comprising of a push button low level W.C, pedestal washbasin and ceramic tiled shower cubicle with Mira Alero wall mounted shower unit (not tested). Part vaulted ceiling with velux window. Double glazed sash style frosted window to rear. Wall mounted heated chrome towel rail. Continuous herringbone pattern flooring from the utility room. Extractor (not tested).

ON THE FIRST FLOOR

Landing

Doors to all Bedrooms. Radiator.

Bedroom One

14'5" x 10'1" (4.39m x 3.07m)

Radiator. Picture rail. Painted cast iron decorative feature fireplace surround. Two uPVC double glazed sash windows to front.

Bedroom Two

10'7" x 9'10" (3.23m x 3.00m)

Radiator. Built-in store cupboard over the stairs with loft access hatch. Sash window to rear.

Bedroom Three

10'5" min x 7'6" min (3.18m min x 2.29m min)

Plus entrance recess. Radiator. UPVC double glazed sash windows to side and rear.

Bathroom

7'1" x 5'6" (2.16m x 1.68m)

Refitted with a Victorian styled white suite comprising of a wash hand basin set into a vanity unit with storage and chrome taps. A push button low level W.C with concealed cistern and bath with a mixer tap shower attachment and separate fixed shower head over (not tested) and shower screen. Part tiled walls. Extractor. Feature tiled floor. Heated chrome towel rail. UPVC double glazed frosted sash window to side. Recessed spot lighting.



OUTSIDE

Front Garden

Gravelled for ease of maintenance and with a mature privacy hedge to the front boundary. Red and Black quarry tiled path to the front door. Gated private pathway to the side court yard and rear garden.

Side Court Yard

A private paved area with gated access to the front. Outside light and garden tap plus built in log store/cupboard and gravelled pathway with raised brick planters leading to the rear garden.

Rear Garden

approximately 49'11" x 24'11" (approximately 15.24m x 7.62m)

A fabulous private and westerly facing garden that is laid mainly to lawn with a pebbled area adjoining the immediate rear of the property. Reclaimed brick steps provide access to a large lawn area with deep well stocked flower and shrub borders. Timber garden shed. The garden is enclosed by panelled fencing and features a paved patio area to rear.

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

FLOOR AREA

Approximately 103 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

Current: D Potential: B

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

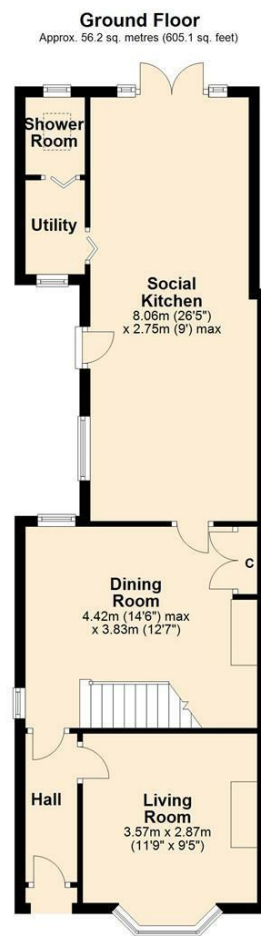
Please be aware as part of our COVID19 safe procedures,

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.

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.



Total area: approx. 100.1 sq. metres (1077.3 sq. feet)