



NORGANS  
Surveyors & Estate Agents

6 BENSLOW LANE  
HITCHIN





## 6 Benslow Lane

Hitchin

Hertfordshire SG4 9RE

Guide Price £625,000

Located in Benslow Lane, a highly sought after conservation area with its stunning array of property styles and excellent access to the rail station. This home has been extended to the rear creating a fabulous part vaulted kitchen social space complete with byfold doors and southern aspect. There are two reception room and a proper hallway. Upstairs feels spacious with its high ceilings, three bedrooms and a bathroom. A number of the neighbouring cottages have converted the loft adding a further bedroom. Externally there is a generous south facing garden with access via The Avenue. Subject to the relevant consent, this could become a rear parking space.



### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

### Storm Porch

Quarry tiled step. Entrance door to:-

### Hall

Exposed wooden floorboards. Radiator. Stairs to first floor. Pine doors opening to:-

### Living Room

14'1" x 9'10" (4.3m x 3.0m)

Measurements taken into a double glazed bay window to front with fitted shutters. Open fireplace with tiled insert, hearth and wooden surround. Exposed wooden floorboards. Radiator. Double glazed window to rear. Step up to:-

### Snug

12'5" x 10'5" (3.8m x 3.2m)

Fireplace with woodburner. Fitted cupboard. Understairs storage cupboard. Exposed wooden floorboards. Radiator. Double glazed window to rear. Step up to:-

### Dining Kitchen

22'11" x 7'10" (7.0m x 2.4m)

Fitted with a contemporary range of floorstanding and wall mounted high gloss units with oak effect worksurfaces. Stainless steel sink unit with mixer tap. Integrated dishwasher (not tested). Space and connection point for range style cooker with glass splashback and extractor hood over (not tested). Space and plumbing for washing machine. Tiled floor. Vertical radiator. Part vaulted ceiling. Two velux windows. Door and window to side. Bi-fold doors to rear opening on to the South facing sun terrace and garden.

## ON THE FIRST FLOOR

### Landing

Tall ceilings. Loft access hatch. Doors to:-

### Bedroom One

12'5" x 11'9" (3.8m x 3.6m)

Fitted cupboard. Cast iron fireplace. Radiator. Two double glazed windows to front.

### Bedroom Two

9'10" x 9'2" (3.00m x 2.8m)

Plus cupboard. Radiator. Double glazed window to rear.

### Bedroom Three

7'10" x 6'2" (2.4m x 1.9m)

Plus entrance recess. Radiator. Double glazed window to rear.

### Bathroom

5'10" x 4'11" (1.8m x 1.5m)

Recently refitted with a white suite comprising bath with shower over and glazed screen, low level W.C and vanity washbasin. Tiled floor. Tiled walls. Heated towel radiator. Double glazed window to side.

## OUTSIDE

### At the Front

Courtyard front garden enclosed by a low level wall. Footpath to the entrance door.

### Rear Garden

Paved sun terrace adjacent to the house with steps leading up to a gravelled area with raised planters. Paved pathway to the shed, with flower garden and vegetable patch beyond. Gated access on to The Avenue, offering potential to create off-street parking (subject to the relevant consents).

## 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

Approx 85sqm. 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 E; Potential C.

## SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

## 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

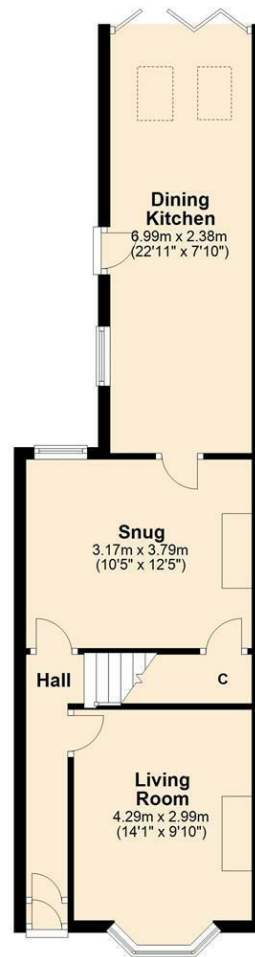
Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long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

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Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).

### Ground Floor



### First Floor



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