



NORGANS
Surveyors & Estate Agents

2 PRIORY WAY
HITCHIN



2 Priory Way

Hitchin

SG4 9BH

Guide Price £950,000

BEST AND FINAL OFFERS - 12 NOON 17th
March 2026

With a large corner plot and considerable potential to further extend (STPP), this property has so much to offer. Situated in one of Hitchin most sought after locations with miles of countryside walks on your doorstep yet less than a mile from the town centre. Many of the neighbouring homes have been considerably extended and modified with a continued increase in demand for large principle private residences. Whilst the house is presently designed as a three bedroom, the rooms are of generous proportions. There are two bathroom facilities, two light and airy reception rooms, dining kitchen and ground floor cloakroom. Gas fired heating and double glazing. Externally, parking for 3/4 cars leading to a garage.

This home has the added benefit of being available CHAIN FREE!!



Viewing

By appointment with Norgans Estate Agents.



LOCATION

Priory Way is an established horseshoe enclave accessed from Gosmore road. There a mixture of 1930's, 1950's and ultra modern homes creating a pleasant diverse collection mixture. There are field walks across Priory Park heading towards the town with tree lined pathways and thickets ideal dog walking. To the west of Priory Way, 'Brick Kiln Lane' offers access to miles of beautiful walks up towards the Chiltern Hills. The beautiful, quintessential village of Gosmore is on your doorstep with the popular 'Bird In Hand' public house offering fine country food and fare. Hitchin is blessed with many fine schools of which Priory Way is within walking distance from a number of the the most highly regarded. We also have Kingshott private school just outside Hitchin a short car journey away.

OUTSIDE

There is extensive off street parking to the front of the property leading to a garage with up and over door.

GARDENS

There are garden areas to the front, side and rear. There are numerous mature trees, plants and shrubs along with sweepings lawn to the rear.

COUNCIL TAX

We are advised that the Council Tax Band for this property is currently Band F. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

SERVICES

We understand the property is connected to all mains. Please note that Norgans have not tested any services or appliances connected or installed at this property.

EPC

Pending

PROPERTY STATUS

Chain free sale

TENURE

Freehold

GDPR

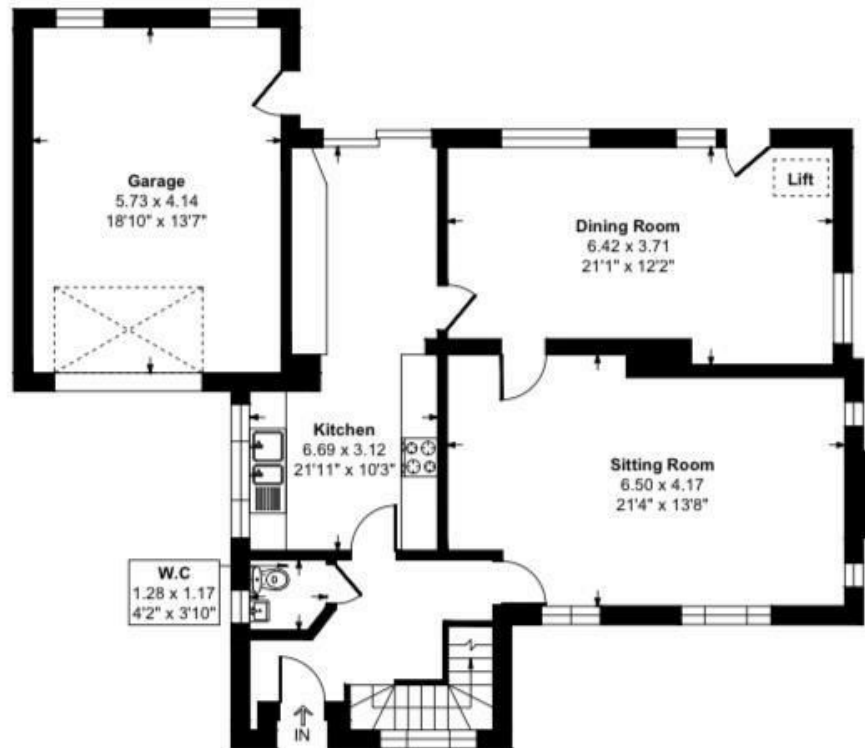
Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

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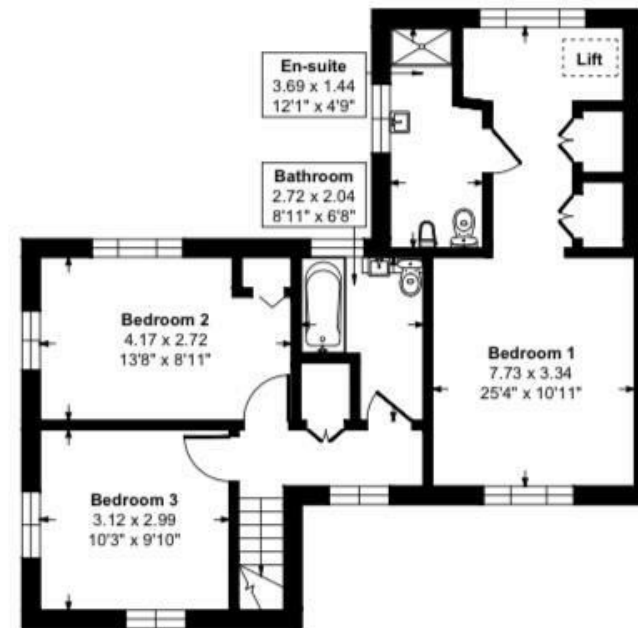
Ground Floor

Approx. 103.7 sq. metres (1116.8 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



Total area: approx. 164.3 sq. metres (1769.1 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.