



52 LANCASTER ROAD  
HITCHIN





## 52 Lancaster Road

Hitchin

Hertfordshire SG5 1PD

Guide Price £475,000

A cleverly extended and adapted Victorian terraced home that stands on an impressive sized plot within an established and popular residential location that is well placed for many amenities including the Railway Station, Town Centre and good Schools covering all ranges.

The property retains many period features than harmonise well with modern fittings. The accommodation features an impressive dual aspect open plan sitting/dining room with walk in bay window and feature log burner. A refitted kitchen with solid wooden worktops plus a refitted family bathroom with a separate shower. Upstairs there are three good sized bedrooms and on the second floor is an impressive loft room with fabulous views.

The rear garden is also a particular feature of the property and offers in our opinion both privacy and well stocked flower and shrub borders. Located within the garden is an attractive patio area with a pergola, a brick built store plus a substantial workshop/store and two green houses. An early viewing is highly recommended.



### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Solid entrance door with top window opening to:-

#### Open plan Sitting/Dining Room

27'9" x 12'2" (8.46 x 3.71)

A dual aspect room with measurements taken into a uPVC double glazed bay window to front. UPVC double glazed window to rear. Central chimneybreast (log burner excluded from sale) TV point. BT telephone point. Exposed floorboards. Two radiators. Built-in storage cupboard. Storage shelving. Additional built-in storage shelving with desk unit. Second chimneybreast. Turning staircase to the first floor with cupboard beneath. High moulded skirting boards. Door to:-

#### Kitchen

9'0" x 7'10" (2.74 x 2.39)

Fitted with a range of floorstanding and wall mounted storage cupboards with drawers and end unit display shelving. Solid wooden worksurfaces. Recessed ceramic sink with chrome mixer tap over. Part tiled walls. Space and plumbing for a dishwasher. Space and connection for a gas/electric cooker. Space for low level fridge or freezer. Storage shelving. Extractor hood (not tested). Double glazed door and uPVC double glazed window to side. Door to:-

#### Bathroom

8'10" x 7'10" (2.69 x 2.39)

Refitted with a white suite comprising panelled bath with central taps and shower attachment over, pedestal washbasin, low level W.C and ceramic tiled corner shower cubicle with double entrance doors, side panel and shower unit (not tested). Part tiled walls. Ceramic tiled floor. Radiator. Built-in storage cupboard with space and plumbing for a washing machine. Wall mounted Worcester gas fired combination boiler (not tested). Storage shelving. Two uPVC double glazed frosted windows to rear.

### ON THE FIRST FLOOR

#### Landing

Staircase to the Second Floor. Painted floorboards. Doors to all Bedrooms.

#### Bedroom One

12'1" x 10'11" (3.68 x 3.33)

Exposed floorboards. Radiator. Central chimneybreast. Built-in wardrobe cupboard with shelving. UPVC double glazed window to front.

#### Bedroom Two

14'9" x 6'4" (4.50 x 1.93)

Painted floorboards. Radiator. UPVC double glazed window to rear.

#### Bedroom Three

9'4" x 7'11" (2.84 x 2.41)

Exposed floorboards. Radiator. uPVC double glazed window to rear.

### ON THE SECOND FLOOR

#### Landing.

Door to:-

#### Bedroom Four

16'11" x 8'4" (5.16 x 2.54)

Plus recess. Eaves storage area. Overstairs storage cupboard and shelving. Radiator. Recessed ceiling lighting. Large uPVC double glazed window with fabulous views to the rear.

### OUTSIDE

#### Front Garden

A traditional red and black quarry tiled pathway leads to the front door with low level walling and wrought iron gate.

#### Side Courtyard

Outside light. Garden tap. Old brick wall. Crazy paved pathway to the rear garden. Gated pathway providing access to the front.

#### Rear Garden

Private garden laid mainly to lawn with flower and shrub borders well stocked with a variety of mature plants. Brick paved patio with timber pergola over and raised railway sleeper planters. External power point. Small pond. Two greenhouses. Log store. Enclosed by panelled fencing. Right of way for the benefit of the two neighbouring properties.

#### Outhouse

8'6" x 5'5" (2.59 x 1.65)

Power and light connected. Window to front.

#### Workshop

26'10" x 7'9" (8.18 x 2.36)

Power and light connected. Window to side.

### 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.

### EPC RATING

Current D; Potential B.

### FLOOR AREA

Approx 98sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

### 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

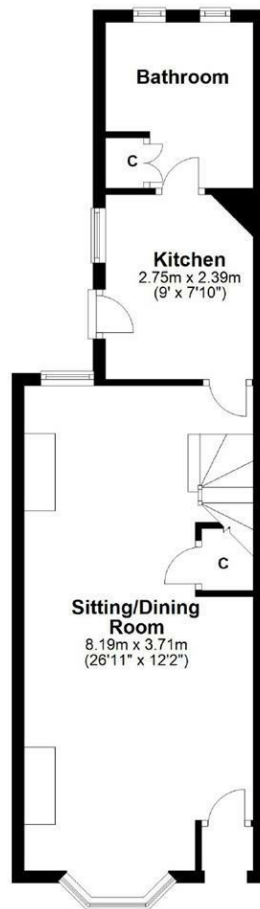
Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long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

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.

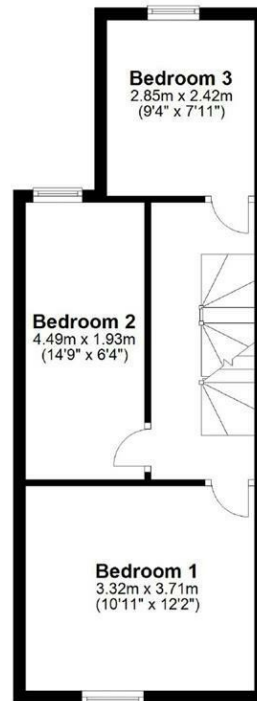
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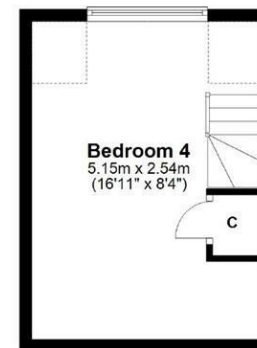
### Ground Floor



### First Floor



### Second Floor



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