



NORGANS
Surveyors & Estate Agents

84 WEST HILL
HITCHIN



84 West Hill

Hitchin

Hertfordshire SG5 2HX

Guide Price £825,000

Located within the highly desirable West Hitchin area, this extended semi detached house with vast plot has much to offer. Two storey side extension and a single storey rear both substantially enhancing the accommodation. Bags of scope to further extend (STPP). Off street parking, Garage and a garden studio with claim to fame!!

Gas fired heating, double glazed windows, off street parking and an integral garage. Quick completion possible.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE DOOR

Open in to:-

ENTRANCE HALL

Stairs to first floor.

LIVING ROOM

12'11" x 12' (3.94m x 3.66m)

Bay window to front.

LOUNGE DINER

20'1" x 10'9" (6.12m x 3.28m)

Patio doors to rear.

KITCHEN

19'1" x 11'7" (5.82m x 3.53m)

Window to side. Patio doors to rear garden.

CLOAKROOM

Low Level W.C. wash hand basin.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

11'6" x 10'9" (3.51m x 3.28m)

Window to rear.

BEDROOM TWO

13' x 9'11" (3.96m x 3.02m)

Bay window to front.

BEDROOM THREE

11'2" x 7'6" max (3.40m x 2.29m max)

Two windows to front.

BATHROOM

9'11" x 6'11" (3.02m x 2.11m)

Two windows to side.

OUTSIDE

AT THE FRONT

AT THE REAR

COUNCIL TAX BAND

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

FLOOR AREA

Approx 117sqm. 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.

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.

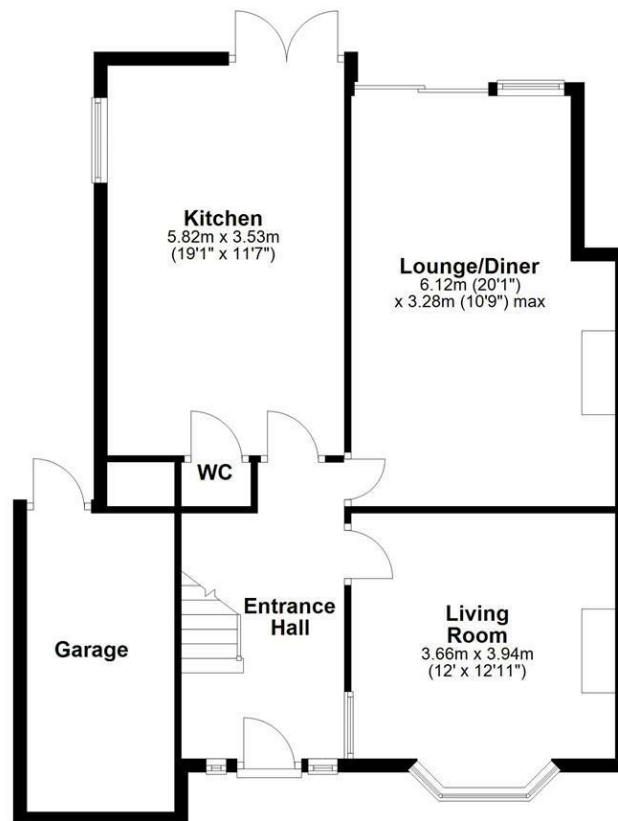
TENURE - FREEHOLD

We are advised that this property is Freehold.

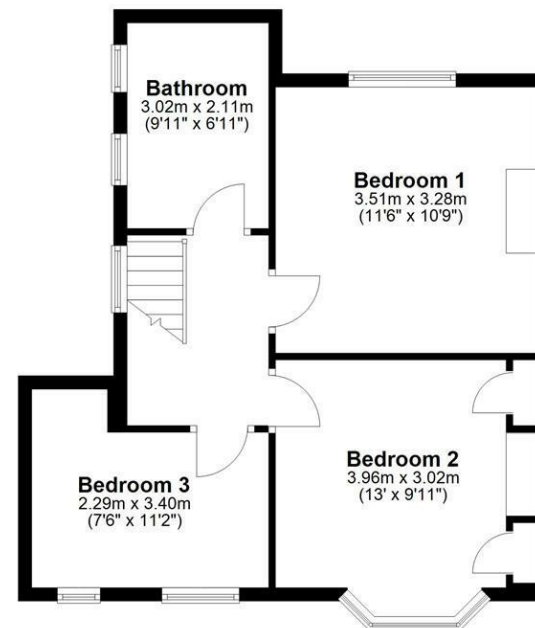
VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

Ground Floor



First Floor



84 West Hill, Hitchin