



116 BENSLOW LANE
HITCHIN



116 Benslow Lane Hitchin Hertfordshire SG4 9RA

Guide Price £700,000

BEST AND FINAL OFFERS 2PM 9TH MAY 2024!!

A substantially extended and remodelled detached house situated in the highly desirable 'Benslow' area of Hitchin.

This part of the Town is highly regarded by commuters and families due to its proximity to sought after Schools and the mainline Railway Station.

The subject property is well positioned within the development with a generous secluded corner plot. This property has been extended to create a large three bedroom home along with three bathroom facilities. The garage has also been converted into a music/cinema room and a conservatory added to the rear.

Generous side garden with composite decking, hard landscaped rear garden and parking to the front for several cars.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Storm Porch with quarry tiled floor. Entrance door opening to:-

Hall

Tiled floor. Radiator. Stairs to first floor. Glazed multi-paned doors opening to:-

Living Room

16'4" x 14'9" (5.0m x 4.5m)

Reducing to 3.4m plus double glazed bay window to front. Engineered oak flooring. Coved ceiling. Two radiators. Archway through to:-

Cinema/Music Room

16'0" x 11'1" (4.9m x 3.4m)

Insulated room with sound proofing. Radiator. Window to rear.

Dining Kitchen

19'4" x 9'6" (5.9m x 2.9m)

Fitted with a range of floorstanding and wall mounted oak shaker style units. Rolled edge worksurfaces. Integrated gas hob (not tested) with extractor over (not tested). Integrated double oven with grill (not tested). Space and plumbing for dishwasher. Tiled floor. Circular sink unit with mixer tap. Window to rear.

Utility

7'2" x 5'2" (2.2m x 1.6m)

Further range of floorstanding and wall mounted oak shaker style units. Rolled edge worksurfaces. Stainless steel sink unit with mixer tap. Tiled floor. Space and plumbing for a washing machine. Wall mounted gas fired boiler (not tested). Door to side garden.

Conservatory

8'2" x 8'2" max (2.5m x 2.5m max)

Brick base with uPVC frame with a pitched roof. Tiled floor. Doors opening to the rear garden.

Rear Lobby

Tiled floor. Radiator. Door to:-

Cloakroom

Fitted with a white suite comprising low level W.C and washbasin. Radiator. Tiled floor. Window to side.

ON THE FIRST FLOOR

Landing

Loft access hatch. Engineered oak flooring. Airing cupboard. Doors to:-

Bedroom One

28'10" x 11'9" (8.8m x 3.6m)

Reducing to 2.4m. Engineering oak flooring. Radiator. Window to side. Open to:-

Dressing Area

A range of fitted wardrobes with matching drawer units and dressing table. Radiator. Window to rear.

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, washbasin and tiled shower enclosure with glass brick screen. Fitted storage cupboards. Part wood panelled walls. Radiator. Tiled floor. Window to front.

Bedroom Two

12'1" x 11'5" (3.7m x 3.5m)

Plus recess with fitted wardrobes. Radiator. Window to front.

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, washbasin and tiled shower enclosure. Panelled wall. Radiator. Tiled floor. Window to front.

Bedroom Three

9'2" x 7'10" (2.8m x 2.4m)

Measurements include a range of fitted wardrobes. Fitted worksurface and open shelving. Radiator. Window to rear.

Bathroom

6'10" x 5'6" (2.1m x 1.7m)

Fitted with a white suite comprising bath, low level W.C



and washbasin. Mirrored wall. Part wood panelled wall. Tiled floor. Radiator. Window to rear.

OUTSIDE

At the Front

Bin storage area. Gated side access.

Driveway

Tarmaced driveway providing off-street parking for 2/3 cars.

Side Garden

Lovely private area laid to composite decking and including a fitted Hot Tub (not tested).

Rear Garden

Beautifully landscaped flower garden with gravelled pathway. Irrigation system. Raised pond with cover. Planted with numerous established trees and shrubs. Patio area adjacent to the house. Outside lighting. External power points. Fully enclosed by panelled fencing.

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

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FLOOR AREA

Approx 125sqm. 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 C.

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

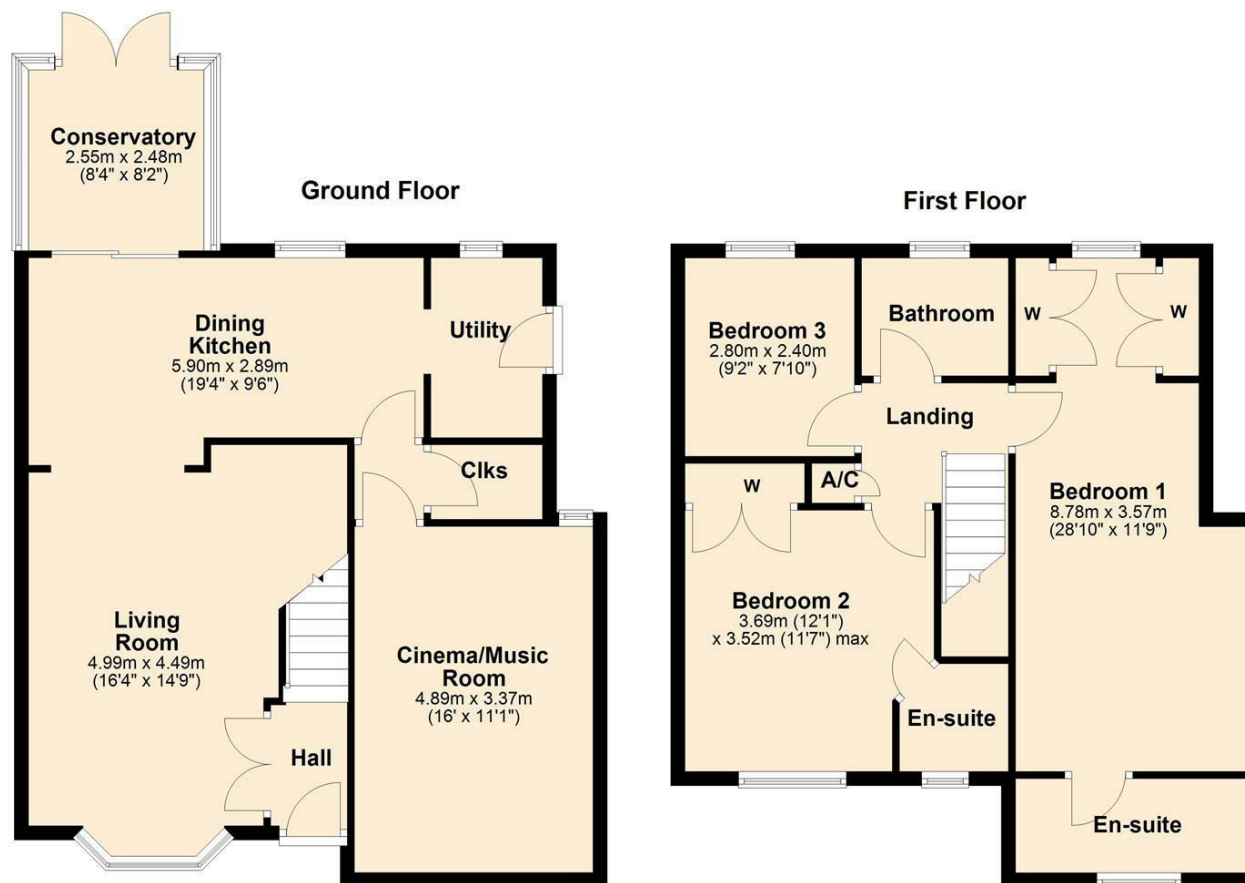
isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

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.



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