



54 KINGS ROAD  
HITCHIN



## 54 Kings Road

Hitchin

Hertfordshire SG5 1RD

Guide Price £850,000

Simply stunning best describes this highly versatile and deceptively spacious five bedroom, 2 bathroom home in a fantastic location for both rail station and town centre with all its many amenities.

With accommodation spread over three floors this home also benefits from a detached brick built annex/home office with WC at the end of the south/west rear garden.

The ground floor living space is ideal for entertaining with its open plan design, plus a cosy front lounge with wood burner for the winter evenings. Part vaulted kitchen family room with cloakroom. The first and second floors extend over the archway providing even more impressive space. The second floor master bedroom suite covers the entire top floor, complete Juliet balcony offering stunning roof top views. The bedroom suite also has its own dressing area and en suite.



### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Part glazed wooden entrance door opening to:-

#### Entrance Hall

Exposed floorboards. Radiator. Cloaks cupboard and shoe cupboard. Coved ceiling. Stairs to first floor with panelled wall. Door to Dining Room.

#### Living Room

14'2" x 10'11" overall (4.32m x 3.33m overall)

Maximum measurements, plus double glazed sash bay window to front with shutters. Exposed floorboards. 3 Radiators set into the bay. Log burner with hearth, surround. Coved ceiling. Two uplighters. TV point. Built-in cupboard with open shelving over to alcove.

#### Dining Room

14'7" overall x 11'11" (4.45m overall x 3.63m)

Plus recess for American style fridge freezer. Understairs storage cupboard. Exposed floorboards. Radiator. Fireplace with hearth, cast iron grate and surround. Recessed spotlights. Built-in cupboard with open shelving over to alcove. Double glazed sash window to rear. Coved ceiling. Open plan to:-

#### Kitchen

14'5" x 12' (4.39m x 3.66m)

Fitted with a range of painted floorstanding and wall mounted storage cupboards with drawers, frosted glazed units, larder style unit and open shelving, Wooden worksurfaces. Ceramic 1½ bowl sink unit with drainer and mixer tap over.

Rangemaster electric oven with built in 5 burner gas hob over (not tested) with stainless steel splashback and stainless steel Smeg extractor hood over (not tested). Bosch dishwasher and washing machine (not tested). Wall mounted gas fired Ideal boiler (not tested) concealed within cupboard. Radiator. Part tiled walls. Ceramic tiled floor. Recessed spotlights. Part glazed wooden door to side. Two double glazed sash windows to side. Open to:-

#### Family Area

8'11" x 8'10" (2.72m x 2.69m)

Vertical radiator. Ceramic tiled floor. High level deep display shelf. Directional spotlights. Double glazed rooflight. Double glazed French doors to rear. Latched door to:-

#### Cloakroom

Fitted with a white suite comprising wall mounted washbasin and concealed cistern low level W.C. Radiator. Ceramic tiled floor. Tiled splashback. Directional spotlights. Double glazed rooflight. Double glazed sash window to side.

### ON THE FIRST FLOOR

#### Landing

Exposed floorboards. Recessed spotlights. Stairs to second floor. Doors to:-

#### Bedroom Two

15'5" x 10'9" overall (4.70 x 3.28 overall)

Radiator. A range of fitted wardrobes with hanging rails and storage shelving. Coved ceiling. Double glazed sash window to rear.

#### Bedroom Three

13'9" x 11'0" (4.19m x 3.35m)

Cast iron fireplace surround with grate. Radiator. Recessed spotlights. Coved ceiling. Double glazed window to front.

#### Bedroom Four

12'0" x 6'5" overall (3.66 x 1.96 overall)

Plus large entrance recess 5'5" x 4'2". Radiator. Recessed spotlights. Double glazed window to rear.

#### Bedroom Five

11'1" x 6'11" (3.38m x 2.11m)

Radiator. Recessed spotlights. Coved ceiling. Double glazed sash window to front.

#### Family Bathroom

Fitted with a white suite comprising concealed cistern low level W.C, wall mounted washbasin and panelled bath with mixer tap shower attachment and screen. Ceramic tiled floor. Part ceramic tiled walls. Chrome towel radiator. Recessed spotlights. Double glazed rooflight. Double glazed sash window to side.

### ON THE SECOND FLOOR

#### Landing

Eaves storage cupboard. Rooflight. Door to:-

#### Bedroom One

12'2" x 10'1" (3.71 x 3.07)

Plus recess and a range of built-in wardrobes with hanging rails and storage shelving. Vertical radiator. Recessed spotlights. Double glazed window to rear. Double glazed French doors to rear opening to Juliet balcony. Openings to:-



### **En-Suite Shower Room**

L-shaped room fitted with a concealed cistern low level W.C, washbasin set on a wooden worksurface and large walk-in fully tiled shower enclosure with frosted screen. Tiled floor. Built-in low level storage cupboards. Recessed spotlights. Chrome towel radiator. Glass shelved display recess. Extractor. Double glazed rooflight.

### **Dressing Area**

Fitted with a range of low level storage cupboards, shelving and shoe storage. Directional spotlight. Double glazed rooflight. Restricted headheight due to sloping ceiling.

### **OUTSIDE**

#### **Front Garden**

Pathway to the front door. Hard landscaped with shrub borders and low level wall to front boundary. Passageway access at the side with gated access to the rear garden.

#### **Rear Garden**

Patio area to the immediate rear of the house with pathway providing access to the Kitchen and gated shared access to the front. The remaining garden is laid to lawn with stepping stone pathway leading to the a gravelled patio and Home Office. Small garden shed. Sleeper borders with flowers and shrubs. Predominantly enclosed by panelled fencing.

### **Detached Annex/Home Office**

15'2" x 10'11" (4.62 x 3.33)

Of brick construction with a tiled roof. Vaulted ceiling with two double glazed rooflights. Wood flooring, built in desk and shelving. Phone/Internet connection point. Directional

spotlights. Double glazed window to front. Double glazed French doors to front. Sliding door to:-

### **Cloakroom**

Fitted with a white suite comprising concealed cistern low level W.C and ceramic butler sink.

### **Brick Built Store**

Attached to the Home Office. Door to front. Power and light connected.

### **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 C.

### **FLOOR AREA**

Approx 156sqm. 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.

### **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](http://www.norgans.co.uk).

### **TENURE - FREEHOLD**

We are advised that this property is Freehold.

### **VIEWINGS**

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

### **NOTICE OF DISCLOSURE**

<https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?keyVal=SKHCXDLKIX000&activeTab=summary>







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