

27 NURSERY HILL  
ST. ANDREWS PLACE, HITCHIN



**27 Nursery Hill**  
Hitchin  
Hertfordshire SG4 9GD

**Guide Price £575,000**

Situated in an elevated cul de sac setting accessed via private road is this stunning contemporary home. Just outside the town centre with superb access to highly desirable schools, station and the shops.

The accommodation is extremely versatile, with accommodation spread over three levels. The ground floor would be ideal for a teenage annex with its two bedrooms and own bathroom facility. The first floor is very interesting with a balcony off the kitchen toward the town rooftops and a living room opening onto a very generous south facing garden. The second floor has a further two bedrooms and two bathroom facilities. Potential to convert the loft (STPP) if required.

Off street parking, gated side access to gardens.

**EFFECTIVELY CHAIN FREE, AS SELLERS BUYING INDEPENDENTLY REGARDLESS OF THIS SALE!**



**Viewings:**

By appointment with Norgans Estate Agents.



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### Hall

Stairs to the first floor with cupboard beneath. Tiled floor. Radiator. Coved ceiling. Doors to:-

#### Bedroom Three *4.88m x 2.79m (16'0" x 9'2")*

Oak effect floor. Radiator. Coved ceiling. Windows to front.

#### En-Suite Shower Room

Fitted with a white suite comprising low level W.C, washbasin and corner shower cubicle. Tiled walls. Radiator.

#### Bedroom Four *3.91m max x 3.30m (12'10" max x 10'10")*

Oak effect flooring. Radiator. Coved ceiling. Window to rear.

### ON THE FIRST FLOOR

#### Landing

Radiator. Coved ceiling. Window to front. Door to:-

#### Living Room *4.83m x 3.94m (15'10" x 12'11")*

Oak effect flooring. Two radiators. Coved ceiling. French doors and window opening to the sun terrace and gardens.

#### Breakfast Kitchen *3.40m x 2.79m (11'2" x 9'2")*

Fitted with a range of floorstanding and wall mounted oak shaker style units. Granite worksurfaces. Integrated double oven (not tested). Integrated gas hob (not tested) with extractor fan over (not tested). Integrated fridge freezer (not tested). Space and plumbing for a washing machine. Space and plumbing for a dishwasher. 1½ bowl sink unit with drainer and mixer tap over. Cupboard housing gas fired boiler (not tested). Radiator. Tiled floor. Door opening to Balcony to the front.

### ON THE SECOND FLOOR

#### Landing

Oak effect flooring. Radiator. Window to side. Loft access hatch. Airing cupboard. Coved ceiling. Doors to:-

#### Bedroom One *3.86m x 3.40m (12'8" x 11'2")*

Oak effect flooring. Radiator. Coved ceiling. Juliet balcony to front.

#### En-Suite Shower Room

Fitted with a white suite comprising low level W.C, washbasin and shower cubicle. Tiled walls. Radiator.

#### Bedroom Two *2.84m x 2.64m (9'4" x 8'8")*

Oak effect flooring. Radiator. Coved ceiling. Window to rear.

#### Bathroom

Fitted with a white suite comprising bath, low level W.C and washbasin. Radiator. Tiled walls. Window to rear.

### OUTSIDE

#### Parking

Off-street parking to the front.

#### Gardens

The rear garden extends to approximately 60'0" deep with a Southerly aspect. Paved sun terrace adjacent to the rear of the house with a two tier lawn beyond. Further paved sun terrace. Fully enclosed with panelled fencing and gated access to the 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 E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### EPC RATING

TBA

### 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).

### SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

### COVID-19 SECURE VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy. These changes are displayed on our website. However prior to booking a physical viewing you MUST have done the following:

- Seen the Sales Brochure of the property.
- Seen the property on Google Earth.
- Seen the property on Google Street View, or ideally have driven or walked past the property.

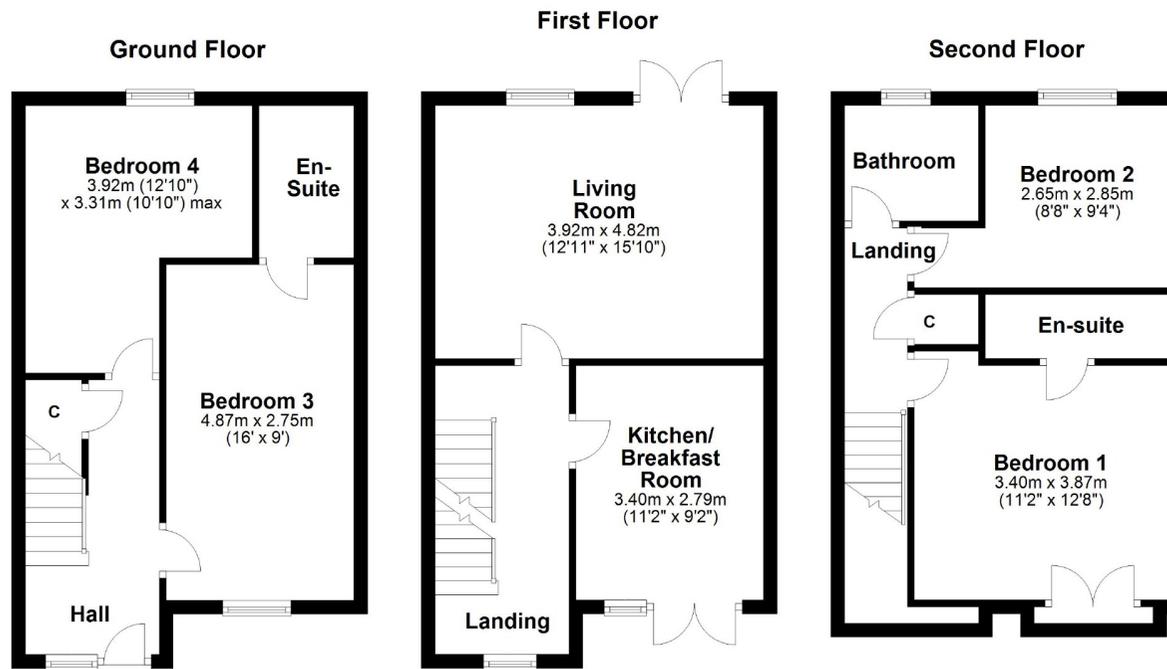
When booking a viewing you will be required to provide additional information in respect of your health, the health of close family/ contacts plus your ability to proceed with a purchase. Prior to each and every viewing it is a requirement for all prospective buyers to confirm by email that you have read and accepted our conditions of viewing.

### GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans will be requesting 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. 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).







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