



NORGANS

Surveyors & Estate Agents

9 CRANBORNE AVENUE  
HITCHIN





## 9 Cranborne Avenue Hitchin Hertfordshire SG5 2BS

Guide Price £925,000

Please be advised our clients have requested your best and final offers to be received by 12 noon 20th August 2025.

A spacious, detached family style home with enormous potential, standing on a large, private southerly facing plot with a large integral garage and off street parking.

Available to the market for the first time in nearly 45 years, this Chain Free home is very well placed for many amenities including good schools covering all age ranges, the vibrant town centre and attractive countryside.

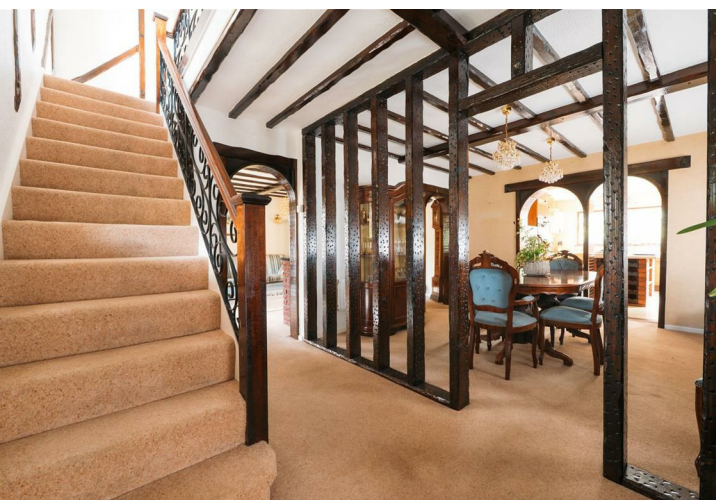
The present accommodation on the ground floor features an entrance hall. A central open plan dining room. Kitchen with a central island plus a good sized sitting room with a fireplace and separate snug area with direct garden access. Further accommodation includes an inner hallway with utility area and study. Upstairs there are four large bedrooms plus a spacious family bathroom and cloakroom.

Whilst requiring updating and refitting throughout, this rarely available property in our opinion provides many options to remodel and extend subject to obtaining the required consents.

Therefore viewing is highly recommended in order to appreciate the full potential of this property.

### Viewing

By appointment with Norgans Estate Agents.











## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Partly glazed entrance door to:-

#### ENTRANCE HALL

Stairs to the first floor with a built in storage cupboard below. Double glazed window to the front. Radiator. Exposed wall and ceiling beams. Exposed open beams dividing the entrance hall from the Dining Room. Telephone point. Archway to the Sitting Room

#### DINING ROOM

121'1 x 11'4 (36.91m x 3.45m)

Exposed ceiling beams. Archways to the Sitting Room and Kitchen/Breakfast Room. Two wall light points.

#### SITTING ROOM

18'8 13'3 (5.69m x 4.04m)

Double glazed window to the front. Radiator. Television point. Telephone point. Exposed wall and ceiling beams. Two wall light points. Two radiators. Central chimney breast with brick surround, slate hearth and fitted gas fire. Central archway with matching side display/storage shelving providing access to :-

#### SNUG

13'3 x 7' (4.04m x 2.13m)

With double glazed patio doors leading to the rear terrace and garden. Radiator. Two wall light points.

### KITCHEN/BREAKFAST ROOM

14'4 x 11'7 (4.37m x 3.53m)

With a double glazed window with attractive views over the rear garden. External door to the side. The kitchen is fitted with a matching range of wall mounted and floor standing storage cupboards with drawers and ample rolled edge worksurfaces incorporating a one and half bowl, single drainer sink unit with chrome taps. Wall mounted Potterton Suprima HE gas fired boiler. Four ring gas hob. Eye level electric Bosch double oven. Space for an up right fridge and separate freezer. Central island with a wine rack and storage shelving. Ceramic tiled walls, radiator, wall light point. Archway to:-

#### UTILITY

7'10 x 4' (2.39m x 1.22m)

Plus recess house space and plumbing for a washing machine. Doors to the cloakroom and Inner Hallway

#### CLOAKROOM

White suite featuring a low level WC and wall mounted corner wash hand basin. Partly ceramic tiled walls. Radiator.

#### INNER HALLWAY

With doors to the Study and Garage.

### STUDY

11'11 x 6'1 (3.63m x 1.85m)

Double glazed window with views to the rear. Telephone point. Radiator

### ON THE FIRST FLOOR

#### LANDING

Double glazed window to the front. Exposed wall and ceiling beams. Three wall light points. Door to all bedrooms, family bathroom and cloakroom. Built in airing cupboard with a lagged hot water tank and linen shelving. Low radiator. Access to loft space via a fitted loft ladder with light.

#### BEDROOM ONE

17'4 x 14'6 (5.28m x 4.42m)

Double glazed window to the rear. Two radiators.

#### BEDROOM TWO

12' x 11'6 (3.66m x 3.51m)

Double glazed window to the rear. Radiator. Range of built in wardrobe cupboards.

#### BEDROOM THREE

12' x 9'6 (3.66m x 2.90m)

Double glazed window to the rear. Radiator. Range of built in wardrobe cupboards.



### **BEDROOM FOUR**

8'11 x 6'11 (2.72m x 2.11m)

Double glazed window to the front. Radiator. Range of built in wardrobe cupboards.

### **FAMILY BATHROOM**

11'5 x 9'2 (3.48m x 2.79m)

Plus toilet recess. Twin sinks set into a vanity unit with storage below. Raised corner bath with mixer tap shower attachment. Separate ceramic tiled shower cubicle with a screen entrance door and Aqualisa shower unit. Partly ceramic tiled walls. Heated towel rail. Recessed spot lighting. Extractor fan.

### **CLOAKROOM**

Double glazed frosted window to the front. Low level WC, Pedestal wash hand basin. Partly ceramic tiled walls. Shaver socket. Radiator.

### **OUTSIDE**

#### **AT THE FRONT**

A block paved driveway provides off street parking plus access to the garage and front door. The garden area is laid mainly to lawn with well stocked flower and shrub borders plus low retaining brick wall to the front boundary.

### **AT THE REAR**

The large rear garden is a particular feature of the property and enjoys a private, southerly facing aspect. To the immediate rear of the property is a raised paved terrace with outside lighting and a garden tap. Steps then lead down to a substantial lawn area that is enclosed either by wooden or wire fencing and mature hedging.

### **GARDEN STORE**

With two glazed doors providing front and rear access to the property. Power and light connected, storage shelving.

### **LARGE INTEGRAL GARAGE**

17' x 14'7 (5.18m x 4.45m)

Power and light connected, sliding door to the utility room. Fitted sliding front access doors.

### **COUNCIL TAX BAND**

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

### **FLOOR AREA**

Approximately 171 sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

### **EPC RATING**

Current: D

Potential: C

### **FLOOR PLANS**

Please note that these 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.

### **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](mailto:hitchin@norgans.co.uk))

### **PROBATE**

Please be advised that this is a probate sale. As of July 2025, we understand that probate has been granted.



Total area: approx. 170.7 sq. metres (1836.9 sq. feet)