



13 Harkness Way, Hitchin,  
Hertfordshire SG4 0QH  
£495,000

  
Residential Sales & Lettings

01462 732121

[stephenssales@btconnect.com](mailto:stephenssales@btconnect.com)

A semi-detached family home in a highly regarded location on the outskirts of Hitchin within walking distance of Hitchin mainline railway station.

The property has benefitted from a full loft conversion providing accommodation to include: Entrance Hall, Downstairs Cloakroom, Lounge, separate Dining Room, Kitchen, Conservatory, Four DOUBLE bedrooms with EnSuite to master and a Family Bathroom.

Outside offers a 65ft (19m) rear garden incorporating a single garage with driveway parking in front for at least four vehicles.

Further enhancements include recently fitted double glazing, renewed electrics and cavity wall insulation.

**VIEWING IS HIGHLY ADVISED**

The property in further detail comprises: -

### **ENTRANCE HALL**

Stairs to first floor, double glazed window to side aspect, understairs cupboard.



### **LOUNGE 13'2 x 11'8 (4.01m x 3.56m)**

Double glazed window to front aspect, radiator.



### **DINING ROOM 10'8 x 9'9 (3.25m x 2.97m)**

Double glazed to conservatory, radiator.

### **CONSERVATORY 9'3 x 7'5 (2.82m x 2.61m)**

Double glazed with door to garden.



### **KITCHEN 8'3 x 8'3 (2.51m x 2.51m)**

Fitted with a range of eye and base level cupboard and drawer units with surrounding work surfaces and inset stainless steel sink unit with drainer, integrated fridge/freezer and dishwasher, fitted oven and microwave with hob and extractor, plumbing and space for a washing machine, double glazed window to rear aspect, radiator, spotlights, door to side.

### **CLOAKROOM**

Low level W.C, wash hand basin.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Double glazed window to side aspect, stairs to second floor.



### **BEDROOM TWO 13'2 x 11'8 (4.01m x 3.56m)**

Double glazed window to front aspect, radiator.



**BEDROOM THREE 10'9 x 9'3 (3.28m x 2.82m)**

Double glazed window to rear aspect, radiator.



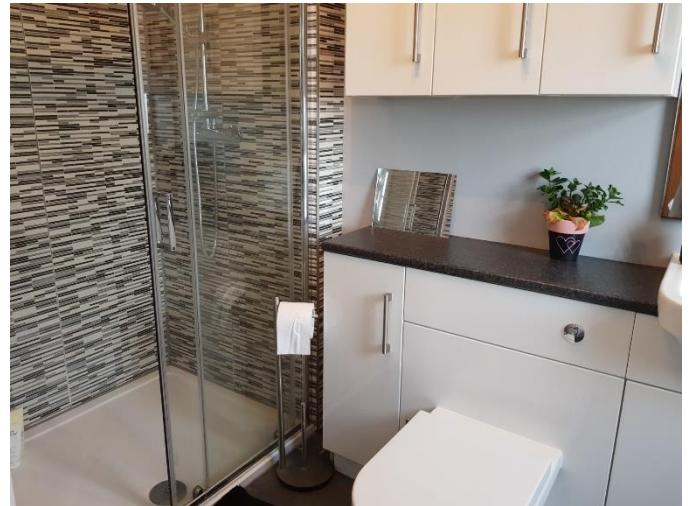
**BEDROOM ONE 18'0 x 12'10 (5.49m x 3.91m)**

Double glazed windows to rear aspect, double glazed 'Velux' windows to front aspect, eaves storage, radiator.



**BEDROOM FOUR 9'1 x 8'4 (2.77m x 2.54m)**

Double glazed window to rear aspect, radiator.



**En Suite 9'7 x 5'0 (2.92m x 1.52m)**

Comprising of a double shower cubicle with powered shower, low level WC, wash hand basin, part tiled walls, tiled floor, extractor fan, double glazed window to rear aspect.



**BATHROOM 6'5 x 6'4 (1.96m x 1.93m)**

Fitted with a suite comprising of a low level WC, wash hand basin, panelled bath with built-in shower, tiled walls, double glazed window to front aspect.

**OUTSIDE**



**SECOND FLOOR ACCOMMODATION**

Double glazed window to side aspect.

## REAR GARDEN

Approximately **65ft (19.81m)** in length, laid mainly to lawn with fenced boundaries, access to garage and driveway.

## PARKING

Block paved driveway to the front and side of the property giving parking for at least **four vehicles** leading to a single garage in the garden.

## COUNCIL TAX

**Band D – North Herts Council – 2020/21 – £1,847.33**

## AGENTS NOTE

*We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.*

**These details are a guide only and their accuracy is not guaranteed.**

**These are draft details yet to be approved by the vendors.**

## FLOOR PLAN



## Energy Performance Certificate

**Energy Performance Certificate** HM Government

13, Harkness Way, HITCHIN, SG4 0QH

Dwelling type: Semi-detached house  
Date of assessment: 07 September 2020  
Date of certificate: 07 September 2020

Reference number: 0638-2041-6251-9690-1224  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 114 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,205
Over 3 years you could save	£ 192

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	
Heating	£ 1,680 over 3 years	£ 1,575 over 3 years	You could save £ 192 over 3 years
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,205</b>	<b>£ 2,013</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-69) C		
(55-60) D		
(39-64) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Current: 75, Potential: 85

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 105
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,029

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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## ADDITIONAL PHOTOS



T: 01462 732121

F: 01462 834033

E: [stephenssales@btconnect.com](mailto:stephenssales@btconnect.com)

E: [stephensrental@btconnect.com](mailto:stephensrental@btconnect.com)

[stephensstateagents.com](http://stephensstateagents.com)

[rightmove.co.uk](http://rightmove.co.uk)

[onthemarket.com](http://onthemarket.com)

57 High Street Stotfold  
Hitchin Herts SG5 4LD



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