



country  
properties  
For Sale

**Walsworth Road**  
Hitchin,  
Hertfordshire, SG4 9SU  
O.I.EO £820,000

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properties



An attractive period property which has been converted into four self contained apartments being sold on a single title. The ground floor features two spacious studio apartments both with large bay fronted living / kitchen bedroom space and separate bathrooms. The first floor houses a large two double bedroom apartment with separate living room and kitchen. The fourth apartment is accessed from the rear of the property and is a large one bedroom apartment with the potential to create its own private outside space. The property also benefits from a driveway to the side leading to parking at the rear. Located on Walsworth Road, the property is situated within walking distance to the both the town centre and railway station.

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

Offers must be submitted in writing using the tender form and sent to –Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts SG6 3HW. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS in a sealed envelope clearly marked '42 Walsworth Road, Hitchin, Herts SG4 9SU – OFFER'. The tender form must be completed in full. Closing date of close of business on 9th December 2024. ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of the property by Informal Tender does not restrict the vendor from considering any pre-tender offers or from withdrawing the property from the tender process prior to the tender date. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

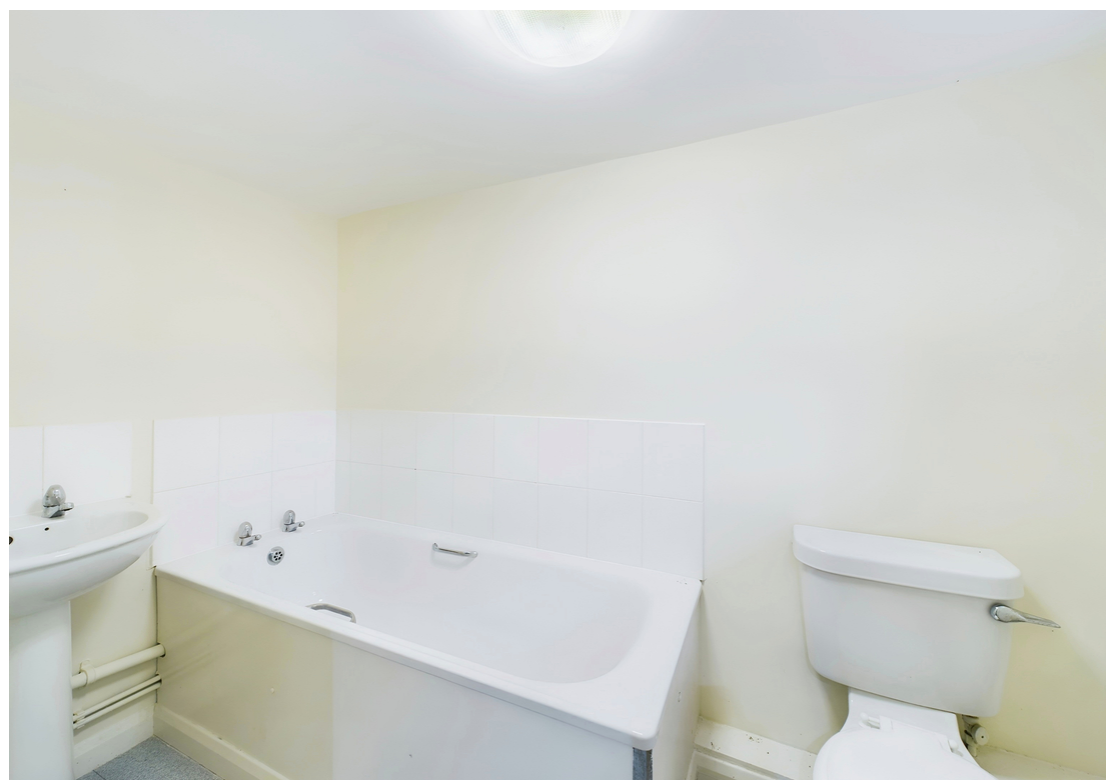
- Converted to four separate apartments
- 1 - Two bedroom apartment
- 1 - One bedroom apartment
- 2 - Studios
- Off road parking
- Central location close to train station and town centre



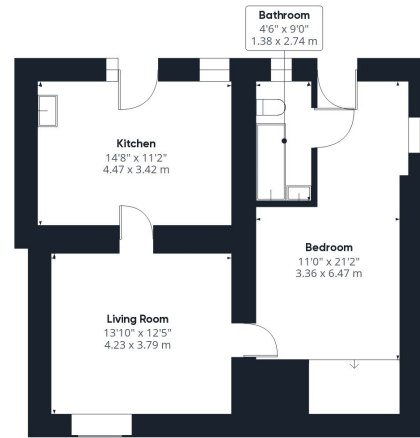




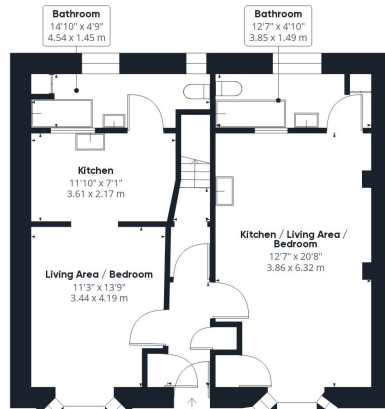








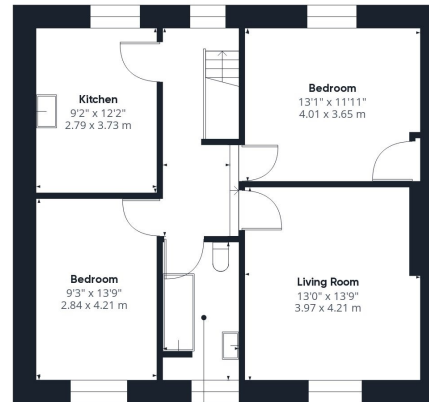
**Apartment A**  
Floor 0



**Apartment B**

**Apartment C**

Floor 1



**Apartment D**  
Floor 2

**Approximate total area<sup>(1)</sup>**

2025.58 ft<sup>2</sup>  
188.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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[www.country-properties.co.uk](http://www.country-properties.co.uk)

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