

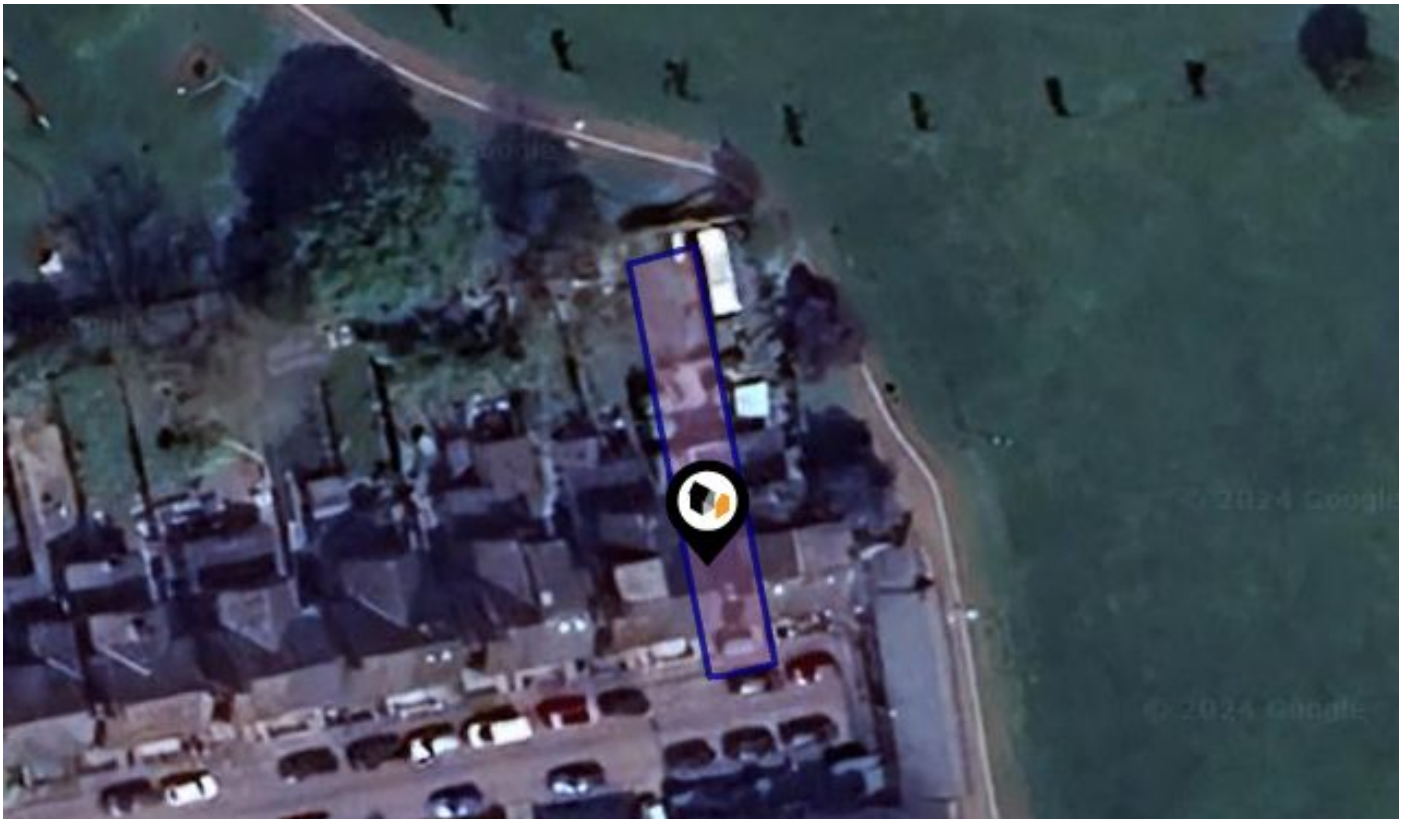


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 13th September 2024



ALEXANDRA ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD362977		

Local Area

Local Authority:	North hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	68 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Alexandra Road, Hitchin, SG5*

Reference - 16/01619/1PUD	
Decision:	Decided
Date:	24th June 2016
Description:	Dormer window in rear roofslope and two velux windows in front roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: **36 Alexandra Road Hitchin SG5 1RB**

Reference - 03/00289/1	
Decision:	Decided
Date:	19th February 2003
Description:	Retention of existing and installation of additional extract flues / external ducting.

Reference - 24/01022/FP	
Decision:	Registered
Date:	08th May 2024
Description:	Erection of extraction flues to spray booth. (Development already carried out).

Planning records for: **2 Alexandra Road Hitchin SG5 1RB**

Reference - 16/02189/1HH	
Decision:	Decided
Date:	05th September 2016
Description:	Part two storey and part single storey side/rear extension

Reference - 04/01178/1	
Decision:	Decided
Date:	07th July 2004
Description:	Single storey rear and second floor rear extensions, front roof extension to facilitate conversion of existing single dwelling to 2 one bedroom flats and one studio flat. External rear staircase.

Planning records for: **2 Alexandra Road Hitchin SG5 1RB**

Reference - 16/02188/1PUD	
Decision:	Decided
Date:	05th September 2016
Description:	Rear dormer window (as amended by plan received 16/09/2016)

Planning records for: **3 Alexandra Road Hitchin SG5 1RB**

Reference - 14/00382/1PUD	
Decision:	Decided
Date:	11th February 2014
Description:	Single storey side/rear infill extension

Planning records for: **4 Alexandra Road Hitchin Hertfordshire SG5 1RB**

Reference - 24/01192/FPH	
Decision:	Decided
Date:	30th May 2024
Description:	Single storey rear and side extension following demolition of existing garage. Insertion of two ground floor side windows and first floor rear balcony doors with glazed balustrade.

Reference - 24/01687/LDCP	
Decision:	Registered
Date:	31st July 2024
Description:	Insertion of rear L-shaped box dormer with French doors and Juliet balcony to facilitate conversion of loft into habitable accommodation

Planning records for: **4 Alexandra Road Hitchin Hertfordshire SG5 1RB**

Reference - 24/01193/LDCP	
Decision:	Decided
Date:	30th May 2024
Description:	Single storey side and rear extensions. Insertion of 2no ground floor obscured windows to side elevation with first floor rear double doors with Juliet balcony. Conversion of existing detached garage into garden room and insertion of rear L-shaped box dormer window with Juliet balcony to facilitate loft conversion.

Planning records for: **10 Alexandra Road Hitchin SG5 1RB**

Reference - 88/00072/1	
Decision:	Decided
Date:	21st January 1988
Description:	Alterations and conversion of dwelling into 2 self contained flats.

Planning records for: **17 Alexandra Road Hitchin SG5 1RB**

Reference - 14/02118/1HH	
Decision:	Decided
Date:	06th August 2014
Description:	Single storey side and rear extension

Reference - 11/00887/1HH	
Decision:	Decided
Date:	05th April 2011
Description:	Dormer window in rear roofslope to facilitate conversion of loft into habitable accommodation

Planning records for: **18 Alexandra Road Hitchin SG5 1RB**

Reference - 88/00435/1	
Decision:	Decided
Date:	14th March 1988
Description:	Alterations and conversion of dwelling into 2 flats.

Reference - 08/00684/1PUD	
Decision:	Decided
Date:	28th March 2008
Description:	Lawful Development Certificate (Proposed): Dormer window in rear roofslope and one rooflight to front roofslope

Reference - 15/00824/1PUD	
Decision:	Decided
Date:	31st March 2015
Description:	Single storey rear extension

Planning records for: **21 Alexandra Road Hitchin SG5 1RB**

Reference - 07/02081/1PUD	
Decision:	Decided
Date:	21st August 2007
Description:	Rear dormer window to facilitate loft conversion

Planning records for: **28 Alexandra Road Hitchin Herts SG5 1RB**

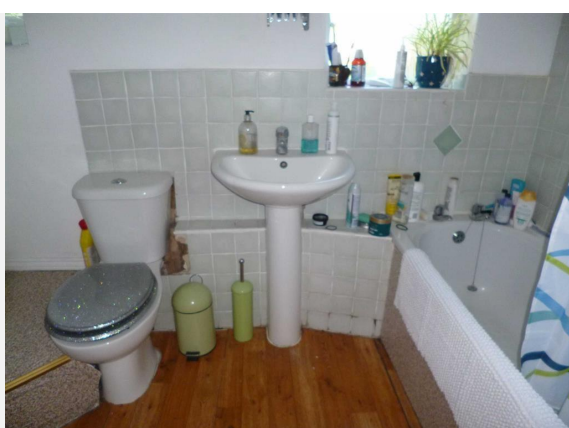
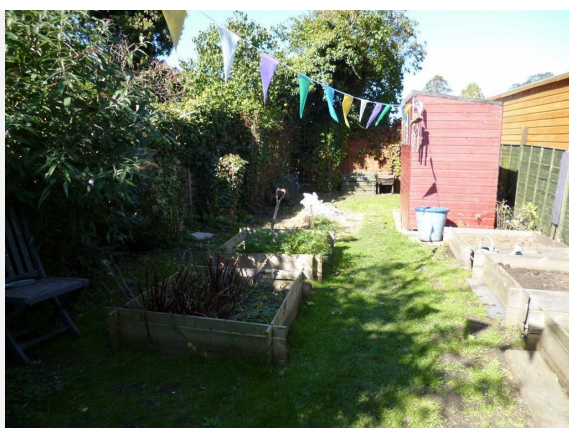
Reference - 01/00959/1HH	
Decision:	Decided
Date:	02nd July 2001
Description:	Single storey rear extension.

Planning records for: **29 Alexandra Road Hitchin SG5 1RB**

Reference - 02/01552/1HH	
Decision:	Decided
Date:	17th October 2002
Description:	Detached single garage following demolition of existing. New front entrance porch.

Planning records for: **35 Alexandra Road Hitchin SG5 1RB**

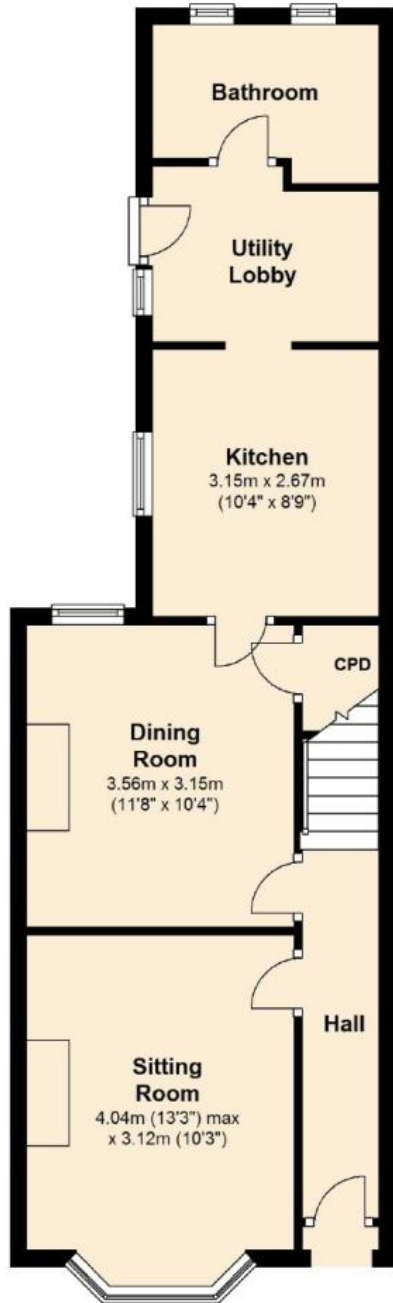
Reference - 87/01706/1	
Decision:	Decided
Date:	12th November 1987
Description:	Installation of entrance door and first floor window in side elevation to facilitate the use as 2 self contained flats



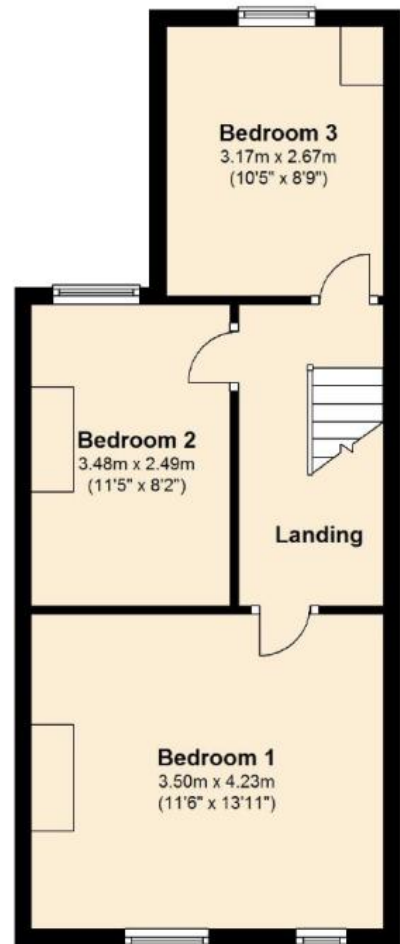


ALEXANDRA ROAD, HITCHIN, SG5

Ground Floor



First Floor



20 Alexandra Road, Hitchin

Alexandra Road, SG5

Energy rating

E

Valid until 30.09.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 55% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	87 m ²

Building Safety

None specified

Accessibility / Adaptations

Dormer loft extension with bedroom and bathroom
First floor bathroom added
Widened rear of property to create a utility and WC

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Other

Damp course and replaster in 2016

Electricity Supply

Scottish Power

Gas Supply

Scottish Power

Central Heating

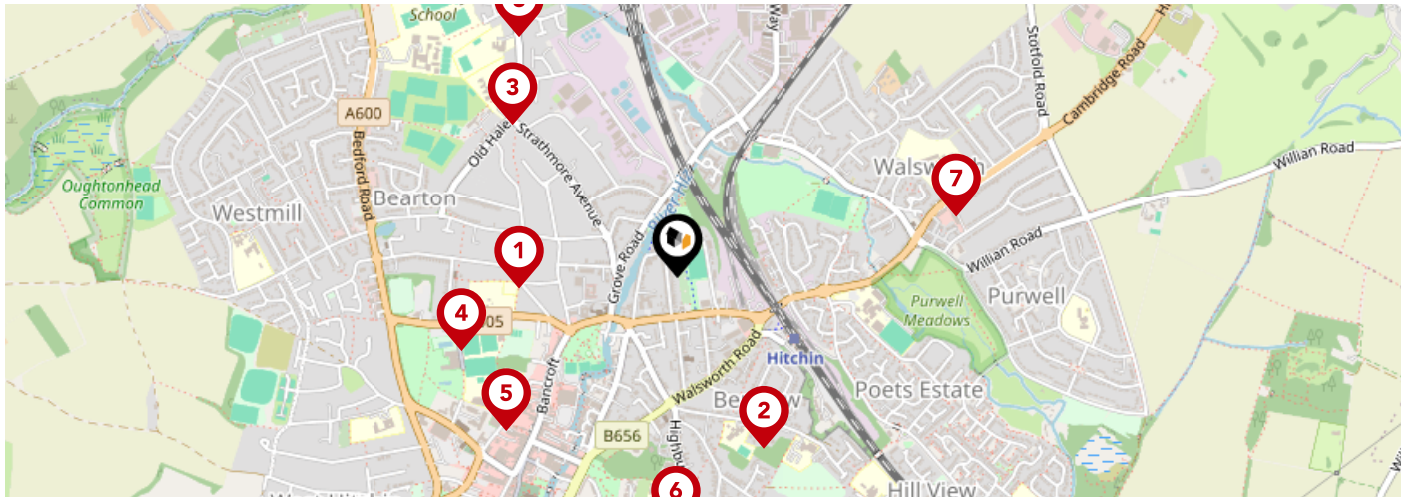
Combi boiler heating system

Water Supply

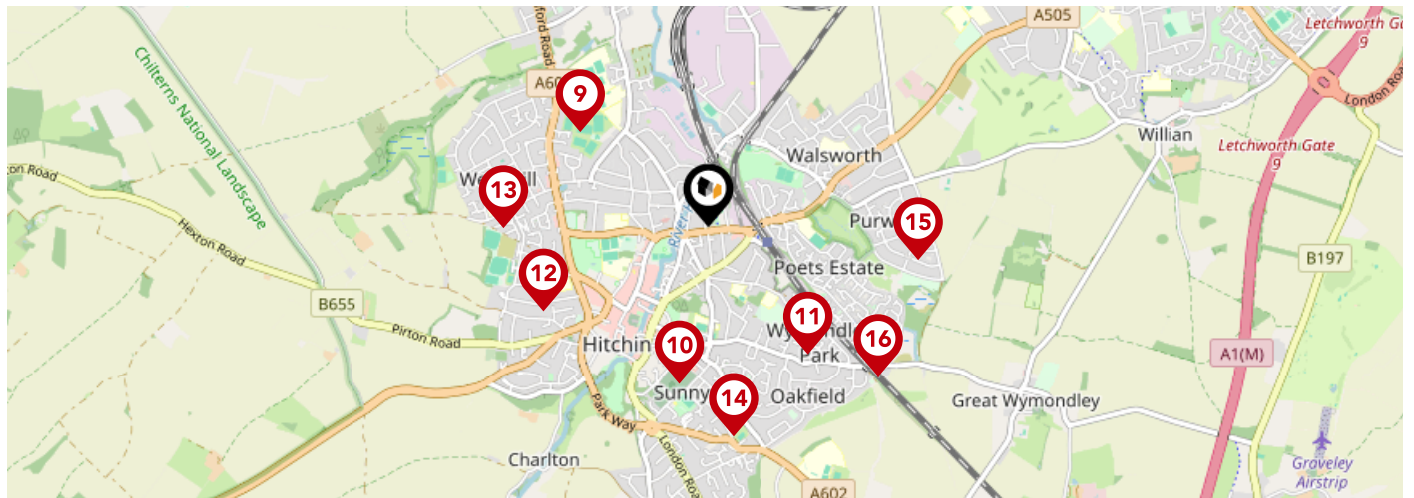
Affinity Water

Drainage

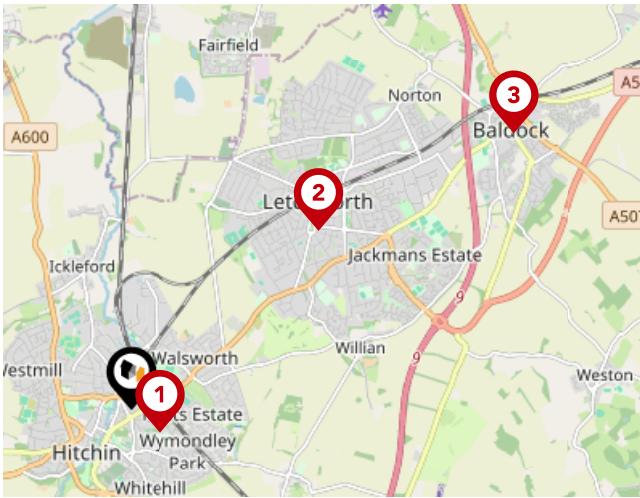
Affinity Water



		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

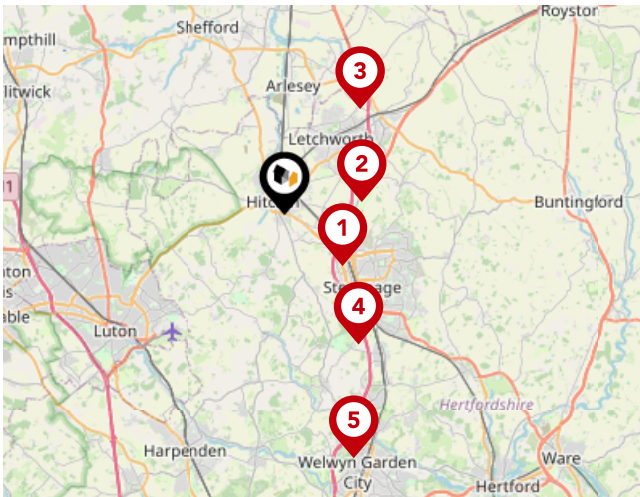


		Nursery	Primary	Secondary	College	Private
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



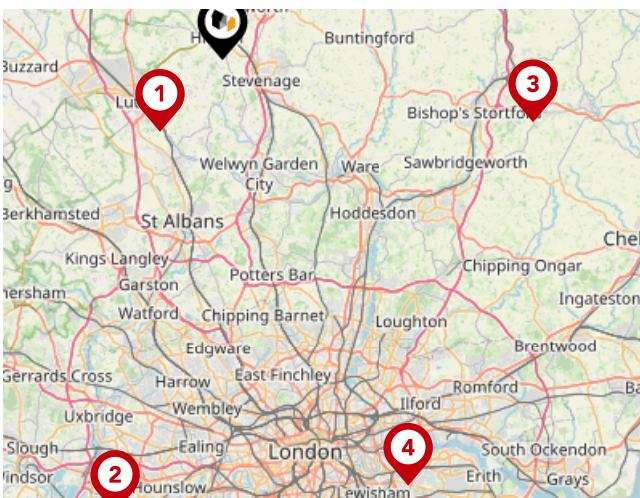
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.34 miles
2	Letchworth Rail Station	2.36 miles
3	Baldock Rail Station	4.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.84 miles
2	A1(M) J9	2.83 miles
3	A1(M) J10	4.75 miles
4	A1(M) J7	5.45 miles
5	A1(M) J6	9.25 miles

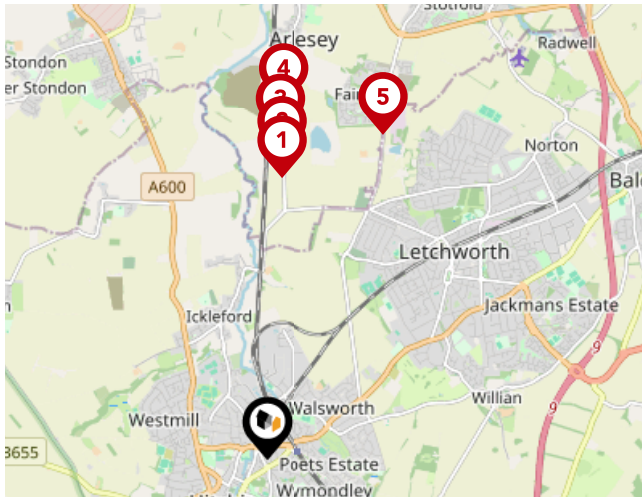


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.97 miles
2	Heathrow Airport	34.24 miles
3	Stansted Airport	23.16 miles
4	Silvertown	34.18 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	2.57 miles
2	The Cemetery	2.74 miles
3	Jubilee Crescent	2.95 miles
4	London Row	3.23 miles
5	Dickens Boulevard	3.14 miles

Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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