



RAYMOND COTTAGES
1912

Raymond Cottages
Upper Green, Ickleford, Hitchin,
Hertfordshire, SG5 3YE
O.I.E.O £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

A beautiful three bedroom cottage ideally located within the heart of this lovely Hertfordshire village and within a short walk to the local shop, primary school and local amenities.

The property is presented in good condition throughout and has been updated and well looked after by the current owners. The cottage offers well balanced and versatile accommodation spaciouly arranged over two floors. The ground floor has a charming kitchen opening onto the sunroom out to the family bathroom at the rear. The main reception rooms are accessed by a porch to the front and then offer a wonderful open space with multi fuel burner in the living room. On the first floor are three bedrooms.

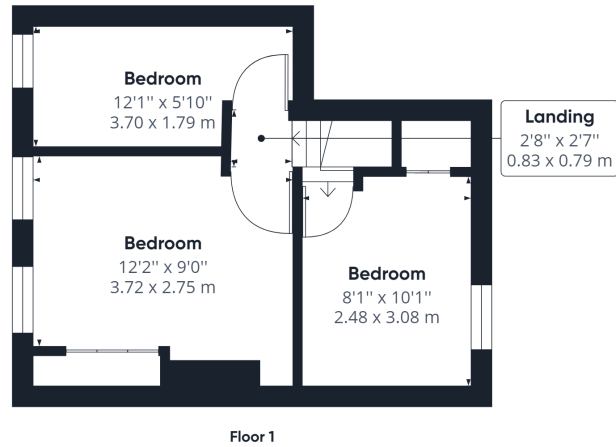
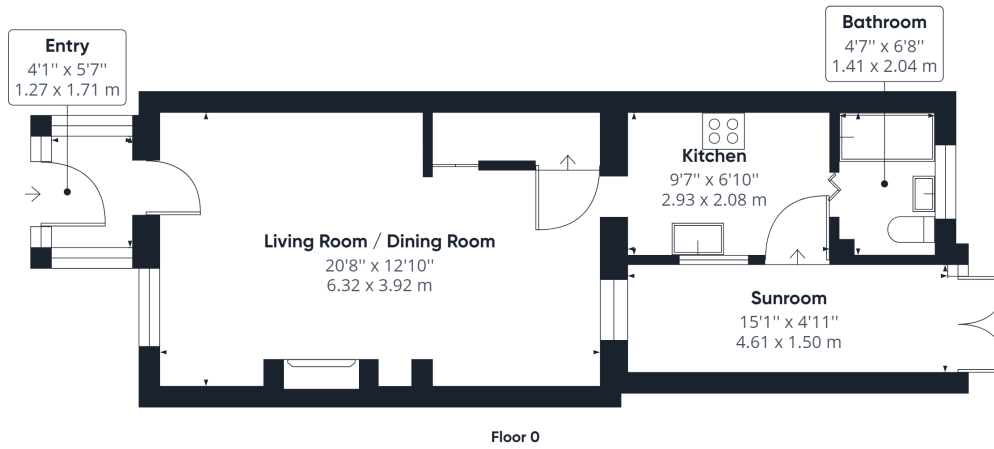
The front garden is a small courtyard garden enclosed by small height brick wall. There is side access through the alleyway with a gate to the rear garden. The rear enclosed garden is mainly laid to patio with an artificial lawn area. There is an additional decking area at the rear of the garden and an additional gate leading to the rear parking area.

Ickleford is a large village situated on the northern outskirts of Hitchin. It has a primary school, village hall, general store, florists, and four public houses. Hitchin town provides good shopping and has a variety of bars and restaurants as well as the highly regarded Hitchin Boys and Girls Schools.

- A wonderful three bedroom character cottage in a lovely village location
- Through living and dining room, kitchen and sunroom
- Three bedrooms and a downstairs bathroom
- Enclosed rear garden with patio, decking and artificial lawn
- 7 mins, 2 mile drive to Hitchin train station (as per Google maps)
- 8 mins, 2.3 miles drive to Hitchin town centre (as per Google maps)





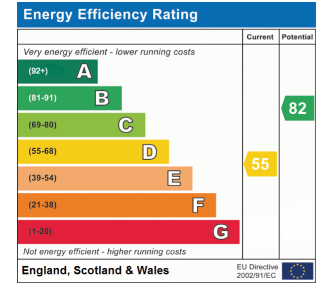


Approximate total area⁽¹⁾
738.48 ft²
68.61 m²

(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.

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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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