



BROADMEADOW RIDE

St Ippolyts | Hitchin
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BROADMEADOW RIDE

A superb Family home in a fabulous location with the highly desirable address of Broadmeadow Ride, St Ippoylts which allows for wonderful lifestyle living.

The beautiful home has recently been extended to create a wonderful kitchen/breakfast room with a dining area/day room benefitting from dual aspect 'French Doors' opening onto the patio to relax on and overlooking the rear garden.

The sitting room creates a wonderful entertaining space with 'French Doors' which also open on the patio for those summer days and entertaining, linking both living areas.

A further family room to the front provides an additional room away from the main living area. There is also cloakroom and an integral single garage.

Upstairs is a master bedroom with en-suite shower room, three further good size bedrooms and a family bathroom.

The rear garden is a relaxed, private space to enjoy the patio and lawn.

The front of the property stands back off of Broadmeadow Ride with a small 'Close' of just three properties, this allows for ample private, off road parking with a gravel area to the side of the driveway which leads to the integral garage.

To truly appreciate this wonderful home, we highly recommend an early viewing of this exceptional property to find out for yourselves and secure your next home.



FEATURES

- Sought After Location
- En Suite to Master
- Extended To Rear
- Excellent Order Throughout
- Private Rear Garden
- Off Road Parking
- Good Sized Plot
- Beautiful Kitchen Breakfast Room



“ Exceptional location for access to the town centre and school catchments along with excellent commuter routes



Hitchin town provides a broad range of shops and a regular traditional market, together with a good selection of restaurants, bars and pubs within its historic centre. The town also provides a swimming centre, theatres and a library, whilst the commuter is served by the main line railway station (Kings Cross - 30 minutes) and direct links to the A1(M).

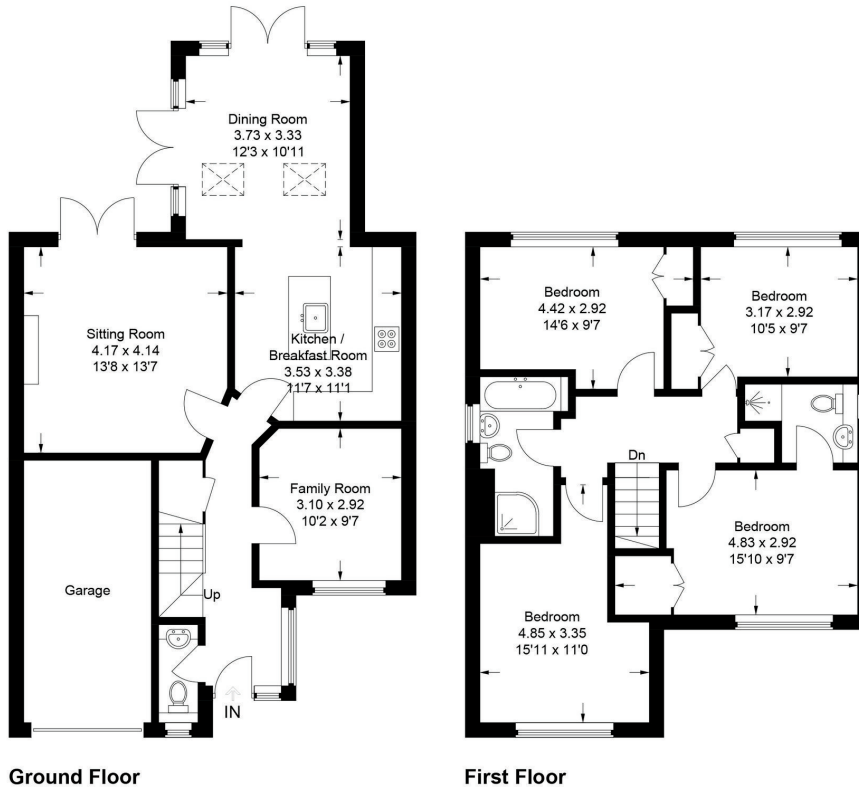
Mileages to train stations;

Hitchin 1.2 miles
Letchworth Garden City 3.5 miles
Stevenage 3.5 miles
Baldock 5.2 miles

Luton Airport 7 miles

(Approximate distances provided by Google)

Approximate Gross Internal Area
Ground Floor = 65.1 sq m / 701 sq ft
First Floor = 65.3 sq m / 703 sq ft
Total = 130.4 sq m / 1,404 sq ft
(Excluding Garage)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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GENERAL

Guide Price £795,000

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Viewing By Appointment Only

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