



**Ickleford Road**  
Hitchin,  
Hertfordshire, SG5 1TR  
Guide Price £750,000

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This beautifully extended family home blends period charm with generous modern living, all set within easy reach of Hitchin's vibrant town centre and benefits from no onward chain.

The ground floor offers a welcoming entrance hall leading to a bright living room, complete with an attractive bay window that fills the space with natural light. A separate dining room provides a versatile space for dining, while the well-appointed kitchen flows into a practical utility area. To the rear, a wonderfully bright and airy family room creates an inviting everyday living space, while a four-piece bathroom suite including bath, separate shower, wash hand basin and W.C completes the ground floor.

Upstairs, the first floor hosts three generous double bedrooms, each offering comfortable proportions and plenty of versatility for family life, guests, or home working.

Outside, the property continues to impress. The well manicured private and enclosed rear garden features a patio perfect for outdoor dining, a neat lawn, side access, summerhouse and small shed offering excellent storage or hobby space.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Semi-detached family home
- Victorian charm and features
- Extended to the rear
- Three reception rooms
- Three double bedrooms
- Wonderful rear garden
- 0.7 miles, 13 min walk to Hitchin train station (as per Google Maps)
- 0.3 miles, 5 min walk to Hitchin town centre (as per Google Maps)
- No onward chain







Approximate Gross Internal Area  
 Ground Floor = 69.4 sq m / 747 sq ft  
 First Floor = 41.5 sq m / 447 sq ft  
 Total = 110.9 sq m / 1,194 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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