



Greenfield Avenue

Ickleford, Hitchin,
Hertfordshire, SG5 3XR
Guide Price £485,000

COUNTRY PROPERTIES
PART OF HUNTERS

Located within a sought after village location is this three bedroom family home with an enviable outlook onto open fields and offering potential to extend (STPP).

Accommodation on the ground floor comprises of entrance hall, beautifully bright, open plan living room and dining area, conservatory onto the southerly facing garden and kitchen with ample storage space. To the first floor is an attractive and open hallway, two generous double bedrooms, a further single bedroom and a family bathroom.

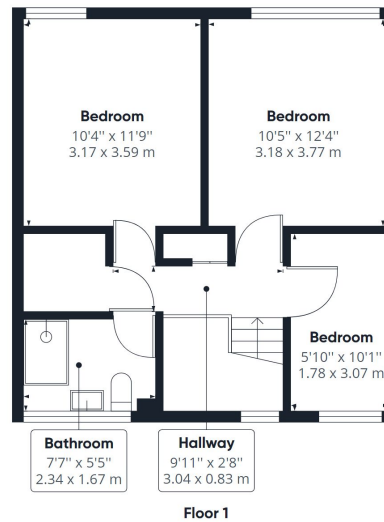
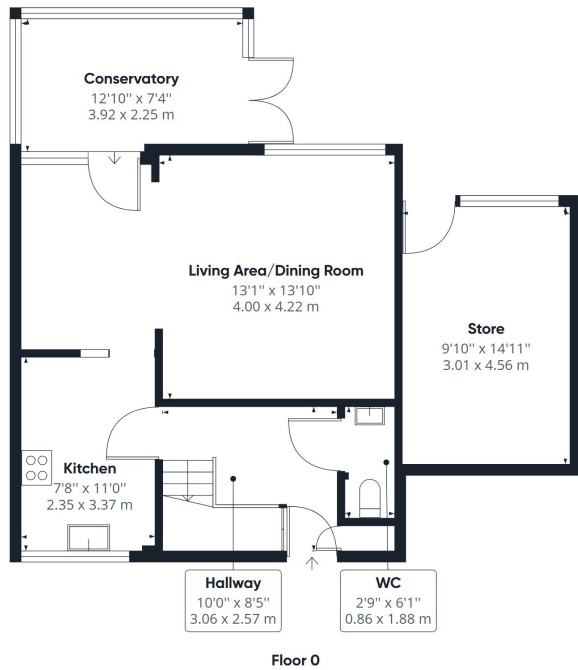
The outside benefits from front and rear gardens mainly laid to lawn, large storage space to the side and on road parking.

Ickleford is a sought-after village situated on the northern outskirts of Hitchin. It has an excellent 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.

- Three bedroom family home
- Potential to extend STPP
- Conservatory
- Popular village location
- 2.0 miles, 6 min drive to Hitchin train station (as per Google maps)
- 1.9 miles, 5 min drive to Hitchin town centre (as per Google maps)





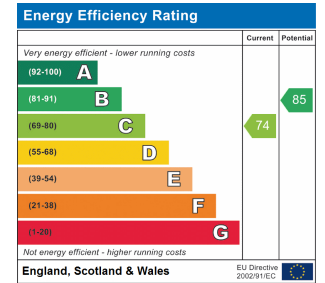


Approximate total area⁽¹⁾
1137.73 ft²
105.70 m²

(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.

GIRAFFE360



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

www.country-properties.co.uk

