



Walnut Way

Ickleford, Hitchin,
Hertfordshire, SG5 3XT
Guide Price £630,000

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This superb four bedroom semi-detached family home resides in a quiet residential road in the highly sought after village of Ickleford. The property is within easy walking distance to the local amenities and only a few minutes stroll from open countryside.

This home offers wonderfully light and balanced accommodation throughout arranged over two floors. The accommodation commences with the entrance hallway that flows through offering a downstairs cloakroom, stairs rising to the first floor accommodation and access to the main living areas. To the front of the property is the living room with a large picture window. At the rear of the property is the kitchen/breakfast room which really is the hub of the house and offers double doors out to the rear garden. The additional reception rooms are in the form of a dining room and a generous family room again with double doors leading out to the rear garden. This floor is then benefited with a utility room.

Upstairs there are four bedrooms including the main bedroom with an en-suite shower room. The floor is completed with a family bathroom.

The property is on a lovely plot with a wonderful rear garden bordered by fencing. There is a lovely decking area at the rear of the garden with a summer house, the rest of the garden is laid to lawn. The front of the property offers off road parking on the block paved driveway and access to the integral garage.

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.

- A wonderful and extended four bedroom family home
- Quiet village location with off road parking and garage
- Principal bedroom suite with dressing area and en-suite
- Generous living room, dining room, family room and kitchen/breakfast room
- Enclosed private rear garden with summer house
- 1.9 miles, 5 min drive to Hitchin train station (as per Google Maps)
- 1.6 miles, 4 min drive to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 111.6 sq m / 1,201 sq ft
 First Floor = 61.7 sq m / 664 sq ft
 Summer house = 10.6 sq m / 114 sq ft
 Total = 183.9 sq m / 1,979 sq ft



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(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

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