



Arlesey Road

Ickleford, Hitchin,
Hertfordshire, SG5 3UU
Guide Price £750,000

COUNTRY PROPERTIES

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A wonderful and unique opportunity to purchase this detached family bungalow which is situated on a generous plot on the edge of this beautiful Hertfordshire village. The property offers a generous level of accommodation of over 1400 sqft including garage and storage room.

The property starts with a generous and welcoming hallway which leads through to the main living areas. To the left is a cosy living room with a feature fireplace and to the right is the principal bedroom. The further reception rooms consist of a dining room with door out to the rear garden and a wonderful extended 29ft family room with dual aspect double doors. The kitchen is accompanied by the utility room which houses a W.C. The floor is completed with a family bathroom, a lean-to and garage with first floor storage. There is a superb loft space to the property offering real development potential.

To the front of the property is a mature garden enclosed by mature trees and driveway leading to the garage and providing off road parking. To the rear is generous gardens with mature trees, hedges and planting. There is an array of outbuildings, including a lovely greenhouse and a workshop / craftsman's shed. The rear garden is very private and mainly laid to lawn, with a large sun-trap patio.

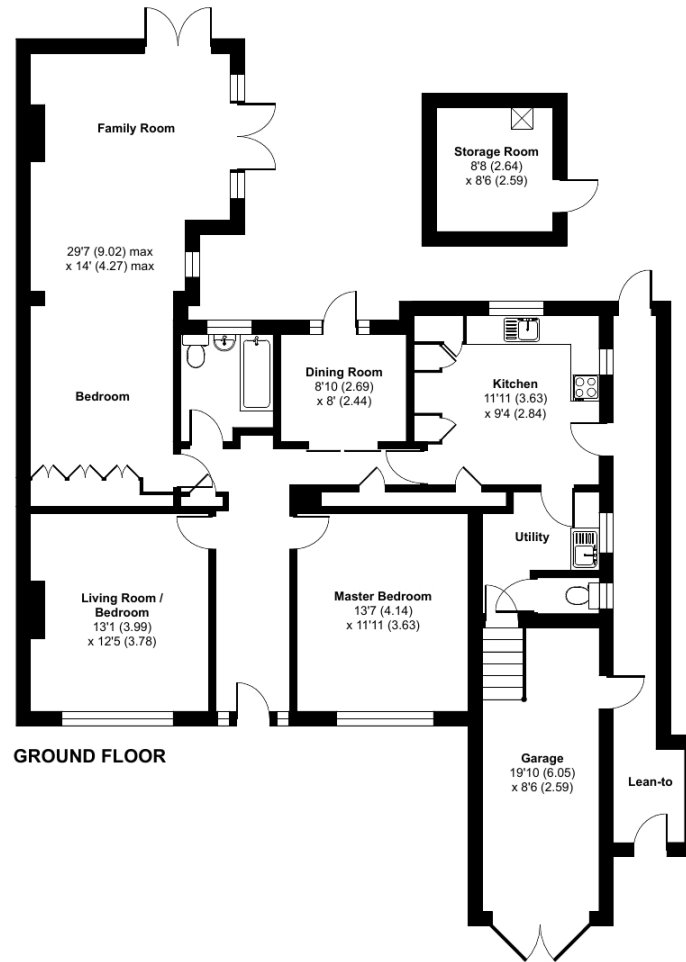
Ickleford is a sought-after village situated on the northern outskirts of Hitchin. It has an excellent primary school, village hall, general store, florists, and four public houses. Hitchin town provides good shopping and has a variety of bars and restaurants as well as the highly regarded Hitchin Boys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

- Detached family bungalow offering potential to extend
- Generous sized plot
- Separate living and dining room
- Kitchen with additional utility room
- Front & rear gardens, garage and driveway
- Array of high-quality outbuildings
- 1.6 miles, 31 mins walk to Hitchin Railway Station (as per Google Maps)
- 1.6 miles, 31 mins walk to Hitchin Town Centre (as per Google Maps)
- NO ONWARD CHAIN









Approximate Area = 1251 sq ft / 116.2 sq m
 Garage = 161 sq ft / 14.9 sq m
 Storage Room = 70 sq ft / 6.5 sq m
 Total = 1482 sq ft / 137.7 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		50
(39-54)	E		
(21-38)	F		
(1-20)	G	16	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 981718



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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