



# Walnut Way

Ickleford, Hitchin,  
Hertfordshire, SG5 3XZ  
Guide Price £240,000

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Situated in the charming village of Ickleford, this wonderfully spacious two bedroom ground floor apartment is ideal for first time buyers, downsizers, or those seeking a peaceful home with excellent local connections.

The property opens into a welcoming entrance hall leading through to a bright and airy living room. A separate, well proportioned kitchen provides ample storage and workspace, while two generous double bedrooms offer comfortable accommodation. The bathroom completes the internal layout.

Outside, residents benefit from a communal garden space as well as a useful external storage cupboard.

We have been informed by the vendor that the remaining lease on the property is 103 years. With a peppercorn Ground Rent and a Service Charge of approx. £799.68 per annum.

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.

- Two bedroom apartment
- Ground floor with access to a communal garden
- Popular village location
- Countryside and river walks close by
- 1.6 mile, 34 min walk to Hitchin town centre (as per Google Maps)
- 1.8 miles, 6 mins drive to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area = 60.2 sq m / 648 sq ft

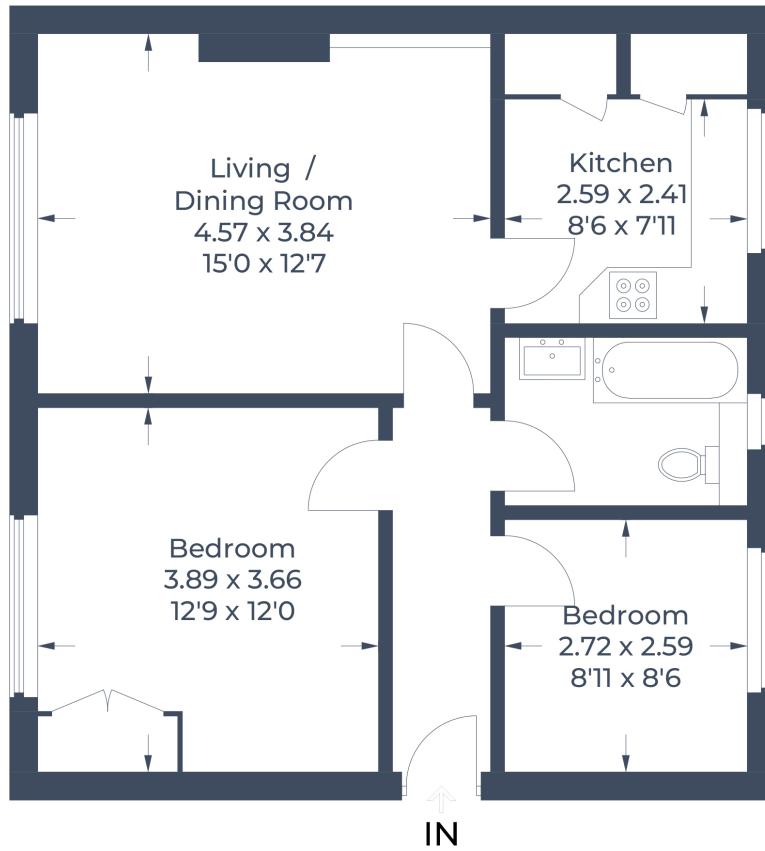


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**Viewing by appointment only**

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