



Libet

Stevenage Road, St Ippolyts, Hitchin,
Hertfordshire, SG4 7PE

Guide Price £600,000

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properties

A charming three bedroom family home located in the popular village of St Ippolyts.

Offered for sale with no onward chain, this delightful character home offers versatile and well balanced accommodation arranged over two floors.

The ground floor features a spacious living room with an open characterful fireplace which opens into a fitted kitchen with an additional dual aspect reception room at the rear, also with an open fireplace and doors to the rear garden. The ground floor also features a useful W.C. Upstairs, the property features exposed brickwork and beams and has three good sized bedrooms and a family bathroom.

To the rear of the property is a wonderfully private and enclosed mature rear garden with a large entertaining patio area, expanse of lawn and various trees. To the front is a paved driveway leading to a detached garage.

St Ippolyts is a charming village known for its community feel and tranquil rural surroundings with an excellent local primary school, rated Good by Ofsted. Despite its countryside setting, the property is only a short drive or an easy walk from Hitchin, with its variety of shops, restaurants, and a number of excellent schooling options, as well as access to a range of independent schools. Commuters will appreciate the excellent transport links, with easy access to the A1(M), airports and mainline train services to London from Hitchin station.

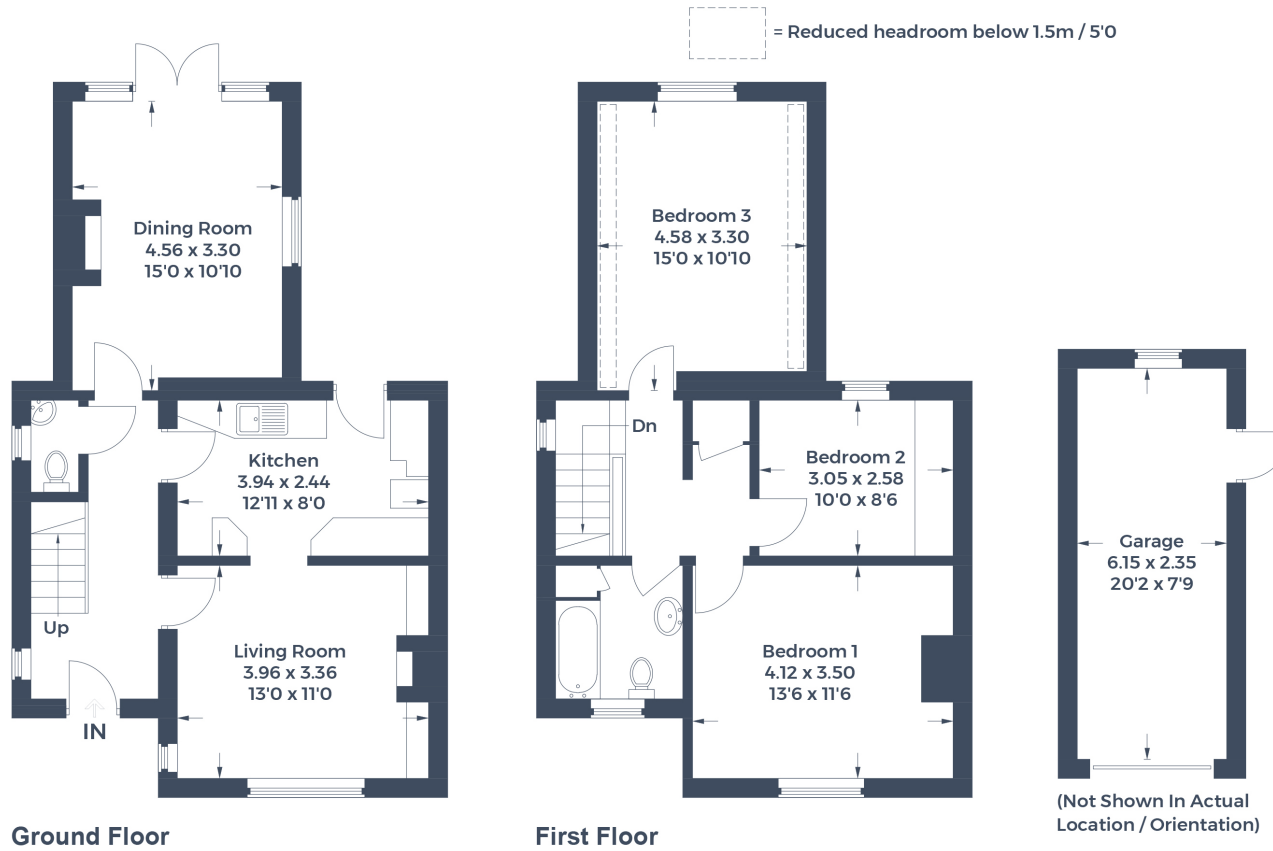
- Character three bedroom home
- Lovely village location
- Two reception rooms
- Private rear garden and detached garage
- Excellent local primary school in the village
- CHAIN FREE
- 9 mins, 2.2 miles to Hitchin train station (as per Google maps)
- 6 mins, 1.9 mile drive to Hitchin town centre (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 50.3 sq m / 541 sq ft
 First Floor = 50.0 sq m / 538 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 115.1 sq m / 1,238 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

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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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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