



Ickleford Road

Hitchin,
Hertfordshire, SG5 1TL
Guide Price £500,000

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Set within one of Hitchin's most sought after residential locations, this three bedroom semi-detached home presents an exciting opportunity for buyers looking to modernise and create a home tailored to their own style. Ideally positioned within easy reach of Hitchin town centre and the mainline train station, the property offers both convenience and strong future potential.

The ground floor features a welcoming entrance hall leading to a bright living room enhanced by a charming bay window, a separate dining room, a kitchen, bathroom and separate shower room. Upstairs, the first floor provides three generous bedrooms, each offering ample space and versatility.

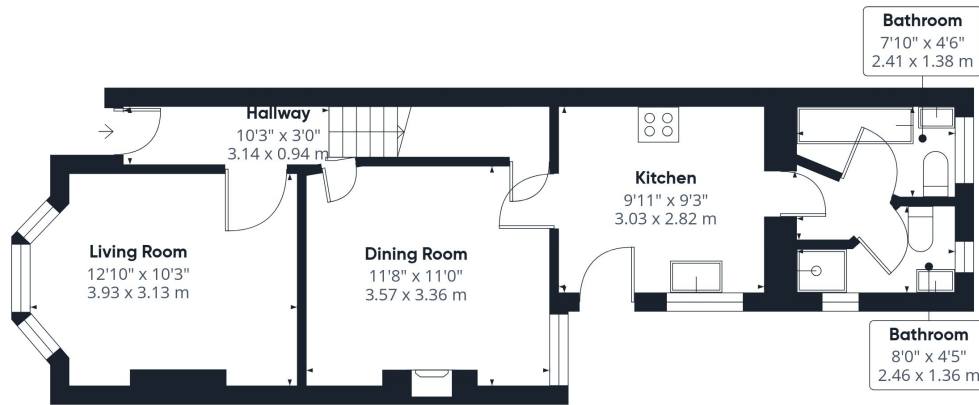
Outside, the property enjoys a private and enclosed rear garden. A further garden to the front adds to the sense of curb appeal.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

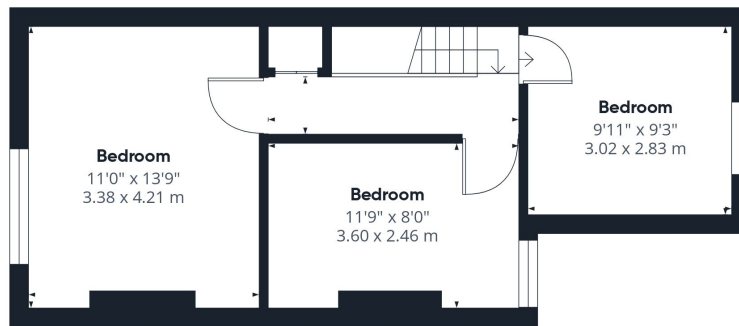
- Three bedroom semi-detached house
- Bay window to front
- Two reception rooms
- Front and rear garden
- Offers excellent potential for modernisation
- 0.7 miles, 15 min walk to Hitchin train station (as per Google Maps)
- 0.3 miles, 5 min walk to Hitchin town centre (as per Google Maps)







Floor 0



Floor 1

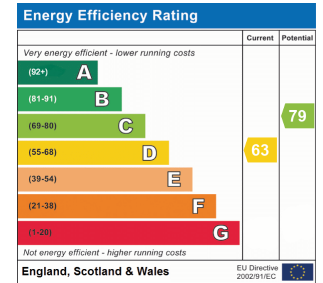


Approximate total area⁽¹⁾
835 ft²
77.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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