



# The Embankment

Ickleford, Hitchin,  
Hertfordshire, SG5 3AW  
Guide Price £485,000

country  
properties



Located in this wonderful Hertfordshire village is this superb three bedroom townhouse which offers balanced accommodation over three floors.

Commencing on the ground floor the accommodation starts with an entrance hallway that provides stairs rising to the first floor. The main living space offers a through lounge with a feature bay window and under stairs storage. There is a door leading to the cloakroom with a two piece suite. The generously spacious wonderful fitted kitchen/diner offers a fitted kitchen and boasts plenty of light with two Velux windows and double doors leading out to the rear garden. The first floor provides two bedrooms and a three piece family bathroom suite. The second floor is committed to the principal bedroom suite with a three piece en-suite shower room suite. There is also an array of built-in bedroom furniture and eave storage to both sides.

Outside to the front there is a block paved pathway which leads to the front door. The garden itself is enclosed by a laurel hedge and offers low maintenance garden with subtle planting areas and a mature tree. The rear garden is again low maintenance with planted borders. The garden is enclosed by timber fence with a gate out to the side. To the rear of the garden is a single garage with a block paved driveway.

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 three bedroom semi-detached town house
- A wonderful open plan kitchen/diner with doors out to the rear garden
- Principal bedroom with ensuite
- Low maintenance enclosed gardens
- Garage and drive way parking
- 2.0 miles, 7 min drive to Hitchin train station (as per Google Maps)
- 2.6 miles, 10 min drive to Hitchin town centre (as per Google Maps)











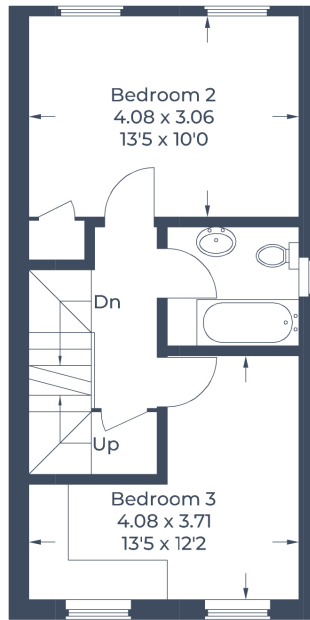


Approximate Gross Internal Area  
 Ground Floor = 41.9 sq m / 451 sq ft  
 First Floor = 36.3 sq m / 391 sq ft  
 Second Floor = 22.5 sq m / 242 sq ft  
 Total = 100.7 sq m / 1,084 sq ft  
 (Excluding Eaves)

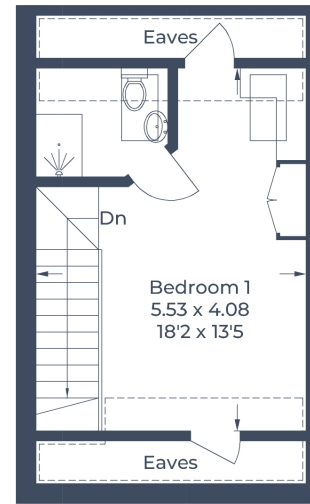


**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First Floor**



**Second Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for Country Properties

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

Country Properties | 6, Brand Street | SG5 1HX  
 T: 01462 452951 | E: hitchin@country-properties.co.uk  
 www.country-properties.co.uk

country  
 properties



country  
properties