



Greenfield Avenue

Ickleford, Hitchin,
Hertfordshire, SG5 3XR
Guide Price £385,000

country
properties

Nestled in the charming village of Ickleford is this three bedroom family home. Benefiting from spacious accommodation and a South-Westerly facing rear garden.

The ground floor boasts a generous entrance hall, a W.C., a kitchen, and a separate dining room with internal sliding glass doors which lead through to the living room. The living room also features sliding patio doors that lead out to the rear garden.

To the first floor there is a bright and spacious landing, two sizeable double bedrooms, an additional single bedroom, and a family bathroom equipped with a wash hand basin, a bath with a shower attachment, and a W.C.

Both the front and rear gardens are designed for easy maintenance. The rear garden is private, fully enclosed, and enjoys the advantage of a south-facing orientation.

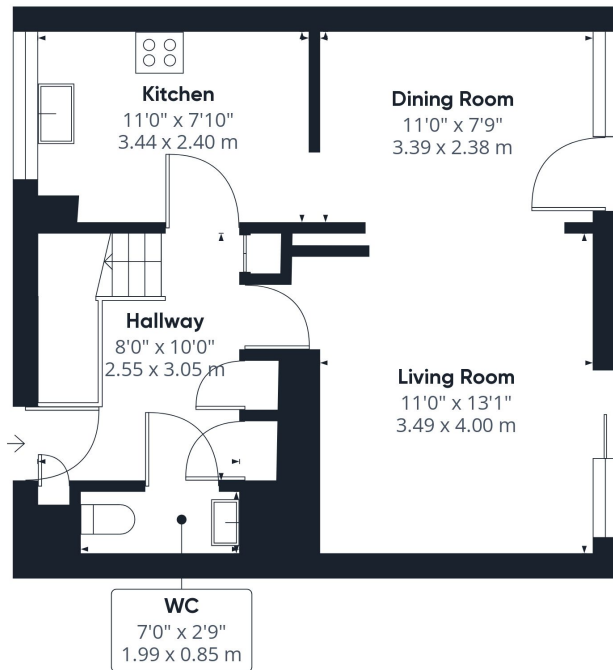
Ickleford is a sought-after village situated on the northern outskirts of Hitchin. It has an excellent primary school, village hall, general store, Hairdressers, three public houses and many countryside walks on its doorstep. The village is also home to Hitchin Lavender located at Cadwell Farm for over 120 years. Close by is Hitchin town which provides good shopping outlets and has a variety of bars and restaurants as well as the highly regarded Hitchin Boys and Girls Schools.

- A three bedroom family home
- Front and rear gardens
- Popular village location
- Two reception rooms
- Close to countryside walks
- 2.0 miles, 6 min drive to Hitchin train station (as per Google Maps)
- 1.9 miles, 5 min drive to Hitchin town centre (as per Google Maps)

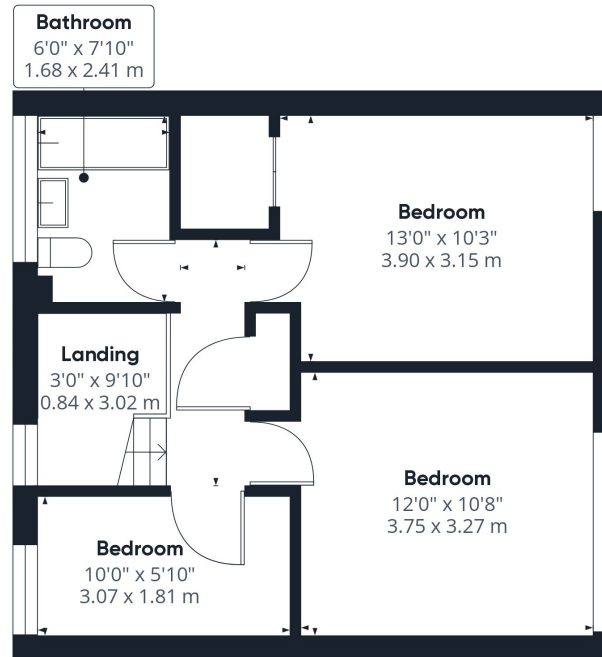




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾
882.21 ft²
81.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

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

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