



# Ickleford Road

Hitchin,  
Hertfordshire, SG5 1TR  
Guide Price £525,000

country  
properties



Located on Ickleford Road is this three bedroom semi-detached family home that has served as a wonderful family home for many years. The property is situated within walking distance of Hitchin's local schools, the historic town centre and the main line train station and offers an extended ground floor including separate reception rooms.

This home offers light and well balanced accommodation throughout arranged evenly over two floors. The accommodation commences with the large entrance hall which leads through to the spacious front living room with bay fronted window. The hallway then leads into the dining room with door out to the rear garden and is open through to the kitchen. At the back of this floor is the downstairs bathroom. On the first floor are three bedrooms decent bedrooms off of the landing.

Outside the property to the front is a garden with steps and pathway to the front door. To the side of the property is a gate providing access to the rear garden. The rear garden is enclosed and mainly laid to lawn with mature trees and shrubs and gravel patio areas.

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 family home
- Separate reception rooms with bay fronted living room
- Enclosed mature rear garden
- Potential for modernisation
- 0.8 miles, 15 min walk to Hitchin train station (as per Google maps)
- 0.4 miles, 6 min walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN



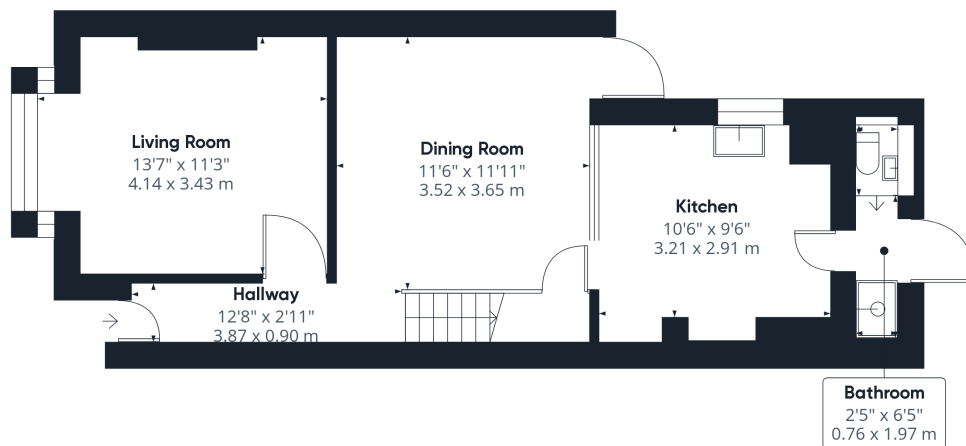




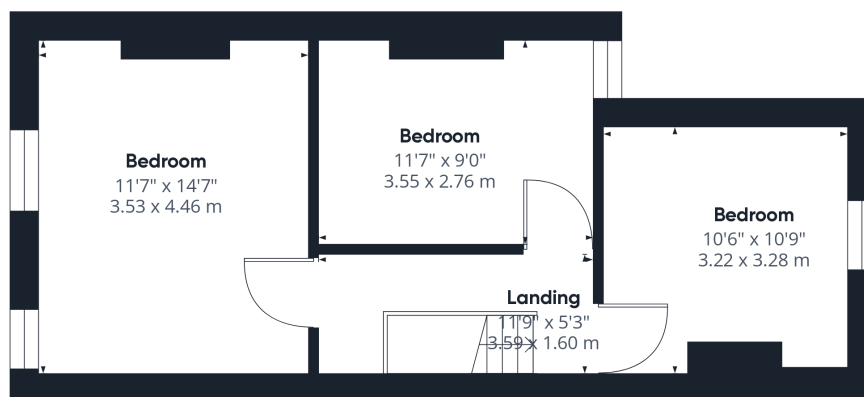








Floor 0



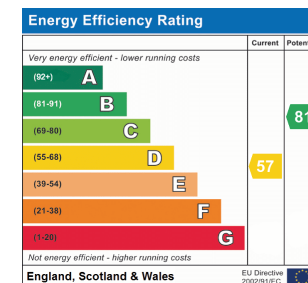
Floor 1

Approximate total area<sup>(1)</sup>  
913.84 ft<sup>2</sup>  
84.9 m<sup>2</sup>

(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

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