



Walnut Way

Ickleford, Hitchin,
Hertfordshire, SG5 3XX
Guide Price £290,000

country
properties

A Stylish Two Bedroom Maisonette with Private Garden & Balcony

Nestled in the charming village of Ickleford, this beautifully presented two bedroom maisonette offers a perfect blend of comfort, privacy, and outdoor living. Situated in a quiet residential area, this property is ideal for first time buyers, downsizers, or investors seeking a well maintained home.

Step inside to discover a spacious and light filled living area, complemented by a private balcony. The modern kitchen is well equipped and thoughtfully laid out, whilst both bedrooms are generously sized.

One of the standout features of this property is the private garden, a rare find for a maisonette, providing a tranquil space for entertaining, gardening, or simply unwinding in the fresh air.

This delightful home combines village charm with modern convenience. Early viewing is highly recommended.

We have been informed by the vendor that the remaining lease on the property is 116 years. With a Ground Rent of approx. £10 per annum and a Service Charge of approx. £260 per annum.

Ickleford is a sought-after village situated on the northern outskirts of Hitchin. It has an excellent primary school, village hall, general store, Hairdressers and two public houses. 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.

- Popular village location
- Gas central heating and double glazing
- A private rear garden
- Residents parking
- Additional internal brick store room and loft
- Close proximity to local amenities, countryside walks and excellent transport links
- 1.6 miles, 36 mins walk to Hitchin town centre (as per Google Maps)
- 1.9 miles, 6 min drive to Hitchin train station (as per Google Maps)



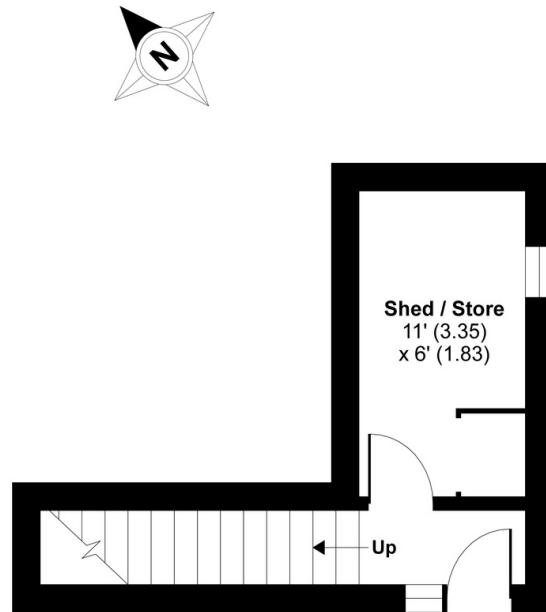




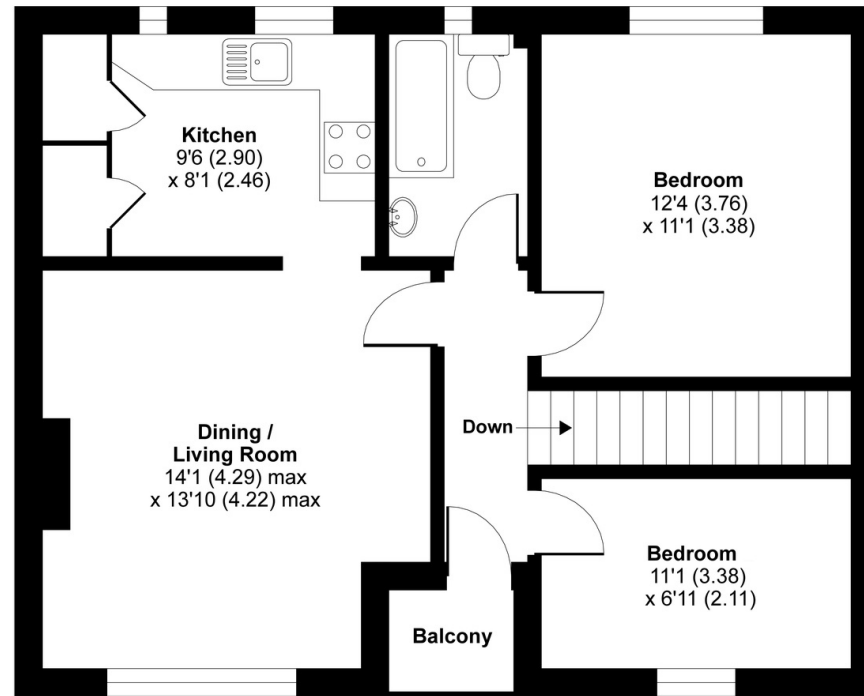
Approximate Area = 765 sq ft / 71 sq m

For identification only - Not to scale

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



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 780784

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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