

First Floor 48.0 sq. metres (516.2 sq. feet)

> **Bedroom** 2.73m (9') x 3.50m (11'6") max

Bedroom 2.73m x 0.92n (9' x 3')





Boswell Drive, Hitchin, SG5 3YB



Living Room 4.20m (13'9") ma x 6.44m (21'2")

## Total area: approx. 105.3 sq. metres (1133.8 sq. feet) All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included. Plan produced using PlanUp.

01462 438979 sales@stonegate-estates.co.uk stonegate-estates.co.uk Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given 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.



## Boswell Drive, Ickleford, Hitchin, Hertfordshire. SG5 3YB.

## £595,000



Situated at the end of a quiet cul de sac in this popular North Hertfordshire village is this four bedroom detached family home. Conveniently located for many village amenities including lckleford primary school, the village stores and the public houses the property offers an enclosed south facing rear garden, off road parking, a single garage, separate reception rooms and a refitted shower room.

Presented with no upper chain and with the opportunity to remodel the house to a more modern style of living, the property offers any buyer a great chance to move to a popular village and create a great family home.

Internal viewing is highly recommended to fully appreciate.









- Village Location
- Four Bedrooms
- No Onward Chain
- Two Reception Rooms
- Cloakroom
- Refitted Shower Room
- Off Road Parking
- Garage
- Delightful Rear Garden

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