



Sycamore Close

St Ippolyts, Hitchin,
Hertfordshire, SG4 7SN
Guide Price £785,000

country
properties

This wonderful four bedroom detached family home is located in the highly sought-after Broadmeadow Ride Estate. It positions itself perfectly in the road and backs on to woodlands and eventually St Ippolyts Brook, the rear garden is a real feature and pleasure to enjoy.

This home offers well balanced accommodation throughout. Commencing on the ground floor into the entrance hall which offers under stairs storage and a downstairs cloakroom. The property benefits from a large front reception room with a feature bay window. There are double doors that lead through to the dining room and in turn this opens up to the sun room with wonderful views over the rear garden. There is a lovely kitchen/breakfast room with a useful utility room. The accommodation is finalised with a separate snug/family room.

The first floor offers a generous landing with access to the four bedrooms, with the principal bedroom benefitting from an en-suite shower room. The fourth bedroom has access to a dressing area, which could also be used as bedroom five or a home office. To complete the first floor there is a modern three-piece family bathroom.

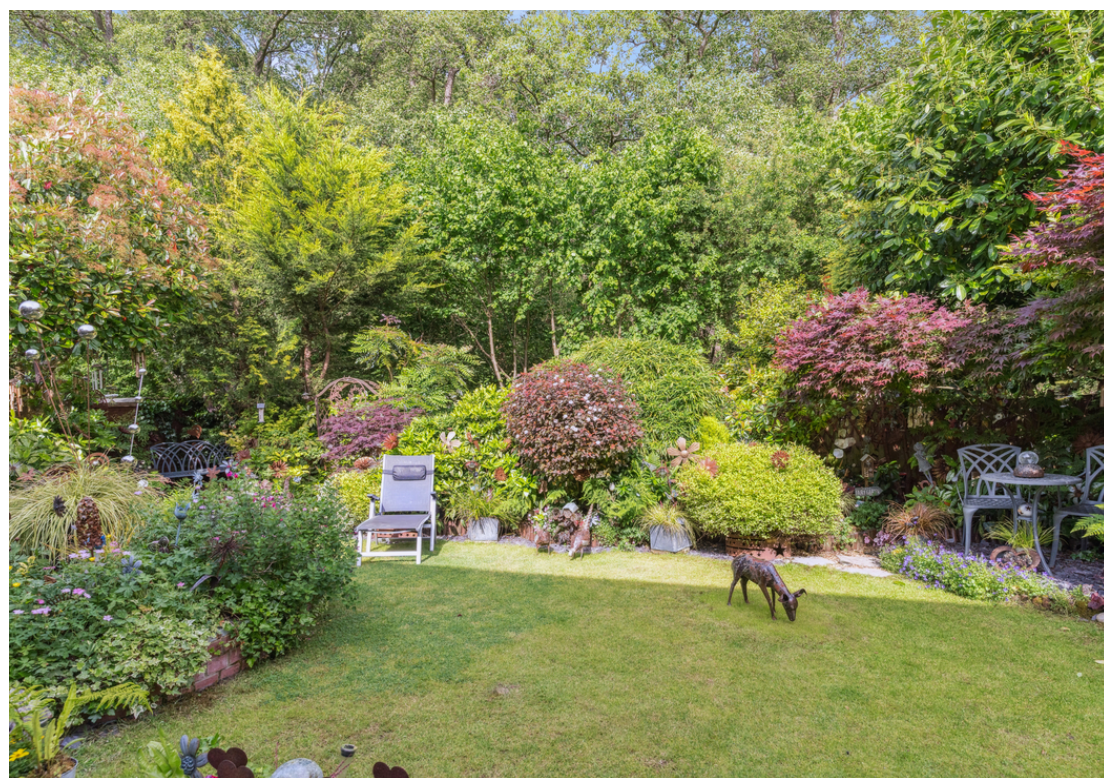
The property resides on a landscaped plot of 0.08 of an acre. The rear garden has been thoughtfully designed by the current owners and blends seamlessly into the back drop of the woods. There are seating areas, a patio area and a lawn area. To the front of the property is a driveway providing off road parking and a mature planted garden with hedging.

St Ippolyts is a much sought-after Hertfordshire village a short distance from Hitchin adjacent to traditional rural countryside. The village benefits from a General Store and Church, with a popular primary School and the highly regarded girls' and boys' schools in Hitchin. A mainline railway station provides direct access to Kings Cross and Cambridge from Hitchin.

- A wonderful detached family home in a popular village location
- Kitchen/breakfast room with additional utility room
- Three reception rooms and additional sun room overlooking the garden
- Wonderfully landscaped rear garden that backs onto woodlands
- Principal bedroom with en-suite shower room
- 1.9 miles, 7 min drive to Hitchin mainline railway station (as per Google Maps)
- 1.1 miles, 25 min walk to Hitchin town centre (as per Google Maps)







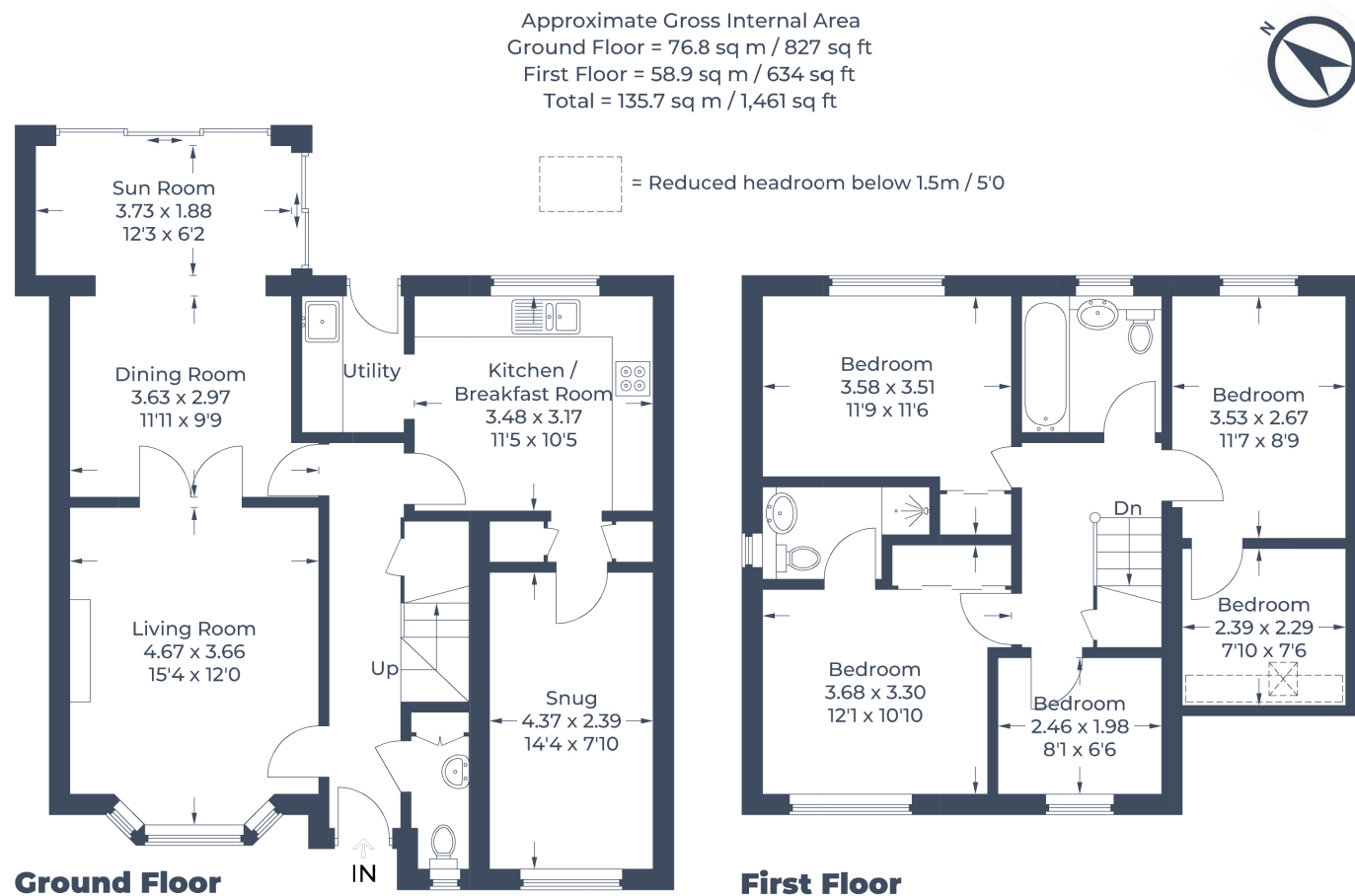


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Country Properties

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)	F	66
(1-20)		
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