



# Sycamore Close

St Ippolyts, Hitchin,  
Hertfordshire, SG4 7SN  
**Guide Price £775,000**

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## A Beautiful Four Bedroom Detached Family Home in a Highly Sought-After Location

This stunning four bedroom detached family home is perfectly positioned in the desirable village of St Ippolyts. Immaculately presented throughout, the property offers a wonderful blend of space, style, and comfort, making it an ideal choice for modern family living.

As you step inside, you are greeted by a bright and welcoming hallway that leads to three versatile reception rooms, providing ample space for relaxation, dining, and entertaining. The contemporary kitchen is thoughtfully designed with quality fittings and plenty of storage, creating the perfect hub for family life. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the home boasts four generously sized bedrooms, including a luxurious master suite with its own en-suite shower room. The remaining bedrooms are beautifully decorated and served by a stylish family bathroom, ensuring comfort for every member of the household.

Outside, the property features a lovely rear garden, offering a private space ideal for children to play and for hosting summer gatherings. The front of the property offers off road parking on a private driveway.

Situated in the heart of St Ippolyts, this home benefits from a strong sense of community, excellent local schools, and easy access to Hitchin town centre, mainline train services, and major road links.

- Four spacious bedrooms
- Three reception rooms
- Modern family bathroom
- Immaculate interior and beautifully presented throughout
- Private rear garden
- Driveway parking
- 1.1 mile, 21 mins walk to Hitchin town centre (as per Google Maps)
- 1.5 miles, 35 mins walk to Hitchin train station (as per Google Maps)













Approximate Gross Internal Area  
 Ground Floor = 60.3 sq m / 649 sq ft  
 First Floor = 55.1 sq m / 593 sq ft  
 Total = 115.4 sq m / 1,242 sq ft

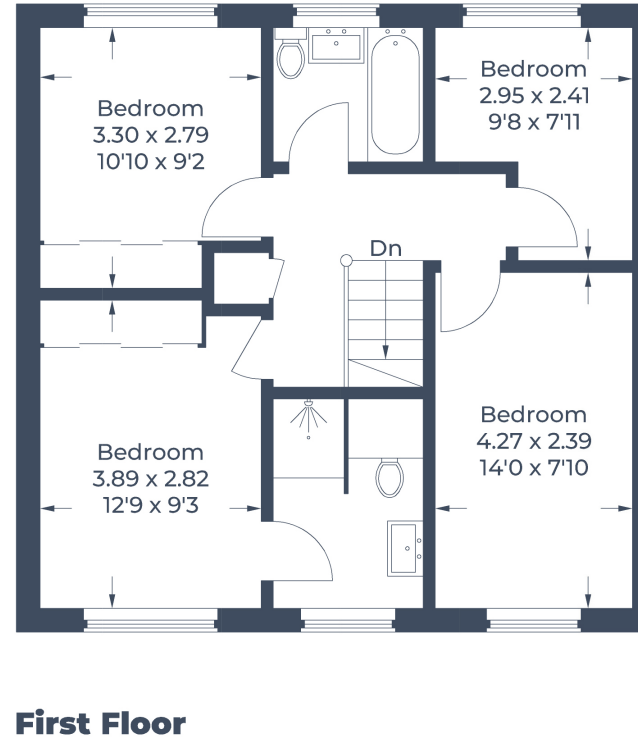
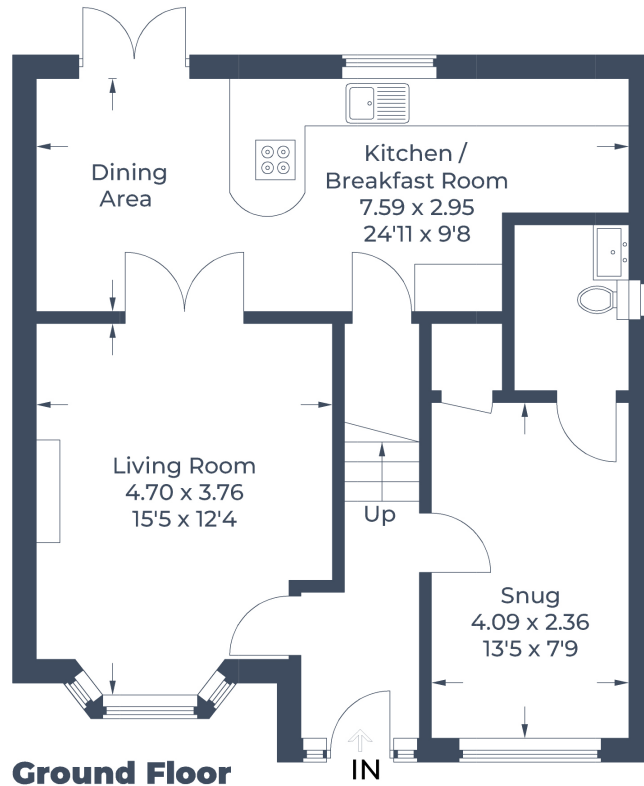


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	78
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	72	78
<b>C</b>		
(55-68)		
<b>D</b>	72	78
(39-54)		
<b>E</b>		
(21-38)	72	78
<b>F</b>		
(1-20)	72	78
<b>G</b>		
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

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