



# 16, Rowan Grove

St Ippolyts, Hitchin,  
Hertfordshire, SG4 7SP  
Guide Price £600,000

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properties

An amazing three bedroom detached family home located in a highly sought after cul-de-sac in the outskirts of South Hitchin, in the village of St Ippolyts. The property is situated on the edge of the countryside offering wonderful walks whilst also being a short drive from local amenities.

This home offers well balanced accommodation arranged over two floors. The entrance hall offers a downstairs cloakroom and flows through to the further accommodation. The ground floor comprises a front living room which is open through to a further reception room which offers double doors out to the rear garden. The dining room then flows through to the fitted kitchen which offers a door out to the rear utility/conservatory. On the first floor is a landing area with storage cupboard. There are three bedrooms all with built in wardrobes or storage and a three piece family bathroom suite. The property resides on a corner plot with a rear garden bordered by brick wall making it fully enclosed. To the side of the property is a garage with a driveway providing off road parking and potential to extend (STPP).

St Ippolyts is a much sought after Hertfordshire village a short distance from Hitchin adjacent to traditional rural countryside. The village benefits from a popular Primary School, General Store and Church.

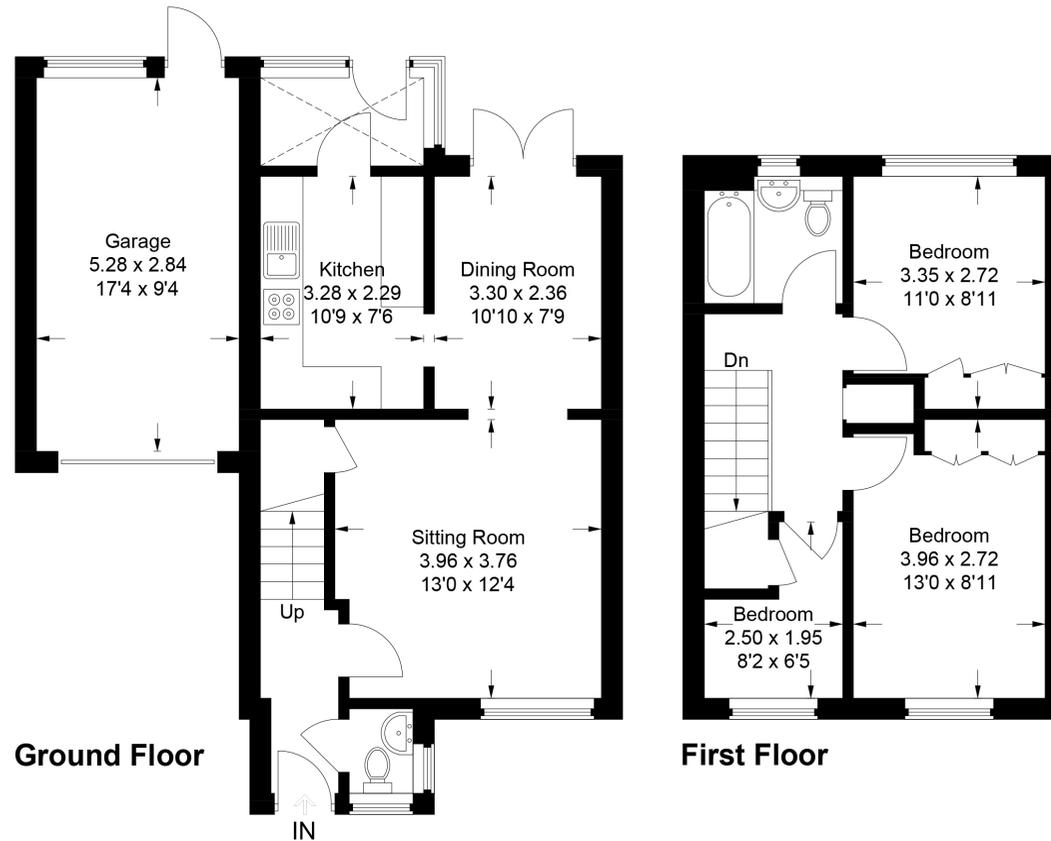
- Three bedroom detached family home
- Refurbished property with a contemporary feel
- Living and dining room leading to the rear garden
- Garage and driveway providing off road parking
- Lovely enclosed corner plot
- NO ONWARD CHAIN
- 1.5 miles, 31 min walk to Hitchin train station (as per Google maps)
- 1.1 miles, 25 min walk to Hitchin town centre (as per Google maps)







Approximate Gross Internal Area  
 Ground Floor = 41.9 sq m / 451 sq ft  
 First Floor = 35.5 sq m / 382 sq ft  
 Garage = 15.2 sq m / 164 sq ft  
 Total = 92.6 sq m / 997 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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

Viewing by appointment only

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