



PUTTERILLS

est. 1992



£475,000 Freehold
Ickleford Road
Hitchin, SG4

PROPERTY SUMMARY

Period property on Ickleford Road, perfectly situated for walks to town centre and train station. Restored to a high standard, spanning three storeys with an open-plan kitchen, dining area, utility area, and bathroom on the ground floor. The lower level features a lounge with underfloor heating. First floor has two spacious bedrooms, one with a versatile Mezzanine area. Spacious rear garden with a patio for relaxation and outdoor entertaining.

2



1



2







LOCAL AUTHORITY
North Herts

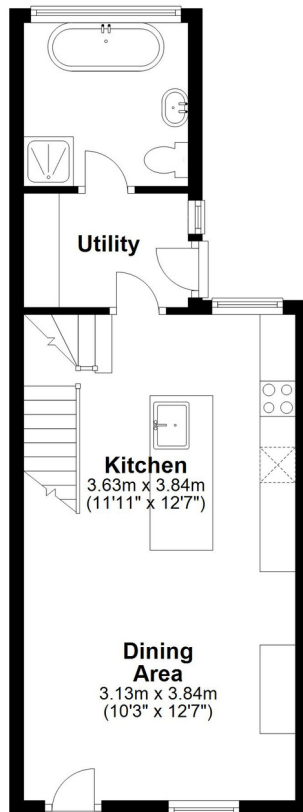
TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

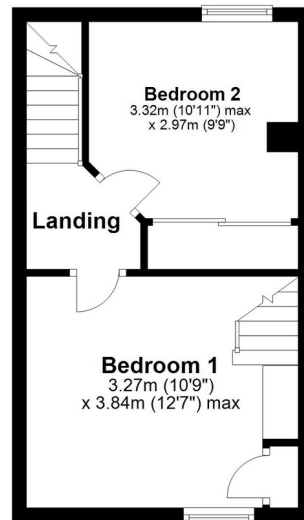
Ground Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



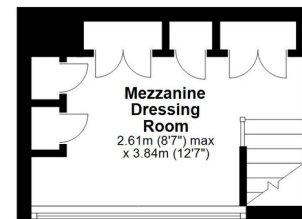
First Floor

Approx. 26.2 sq. metres (282.4 sq. feet)



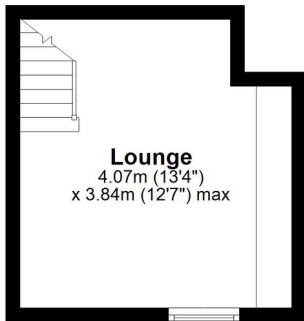
Second Floor

Approx. 10.0 sq. metres (107.7 sq. feet)



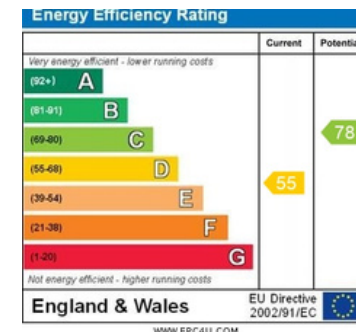
Basement

Approx. 14.8 sq. metres (159.4 sq. feet)



Total area: approx. 86.9 sq. metres (935.7 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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