



**PUTTERILLS**  
— est. 1992 —

**Guide Price £500,000**  
**Freehold**  
**Walnut Way, Ickleford, SG5 3XT**

# PROPERTY SUMMARY

This well-maintained 3-bedroom house in the desirable Walnut Way, Ickleford, offers a fantastic opportunity for both homeowners and investors. Located in a peaceful village with easy access to local amenities, it combines tranquility with convenience. The property features a spacious driveway, a garage, a cozy reception room, a well-equipped kitchen, and a dining area. Upstairs, there are three bright and generously sized bedrooms, along with a modern family bathroom. Its location is ideal, just a 10-minute drive from Hitchin, with excellent transport links to London and beyond. With great investment potential, this chain-free home is perfect for rental income or future development, subject to planning permissions.

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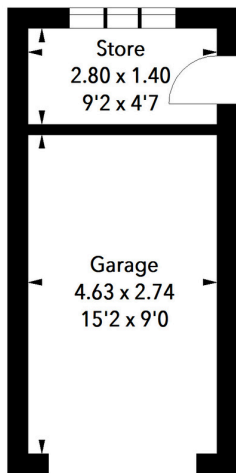


## Walnut Way, SG5

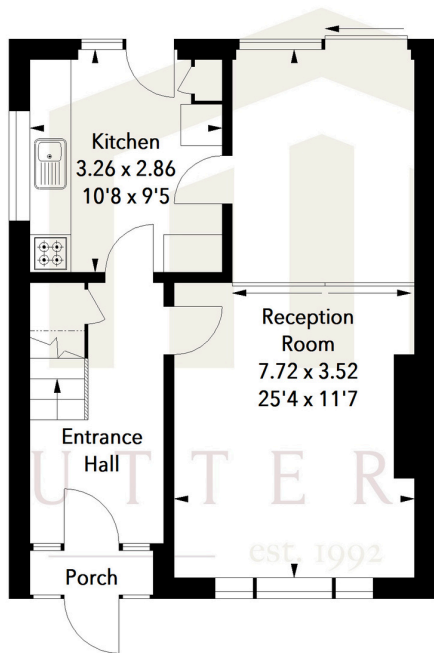
Approximate Area = 103.30 sq m / 1112 sq ft  
 (Including Garage & Store)  
 Garage & Store Area = 17.09 sq m / 184 sq ft



Ground Floor



Ground Floor



First Floor

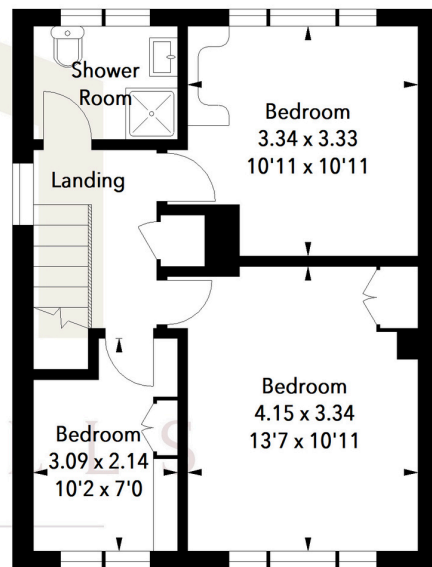


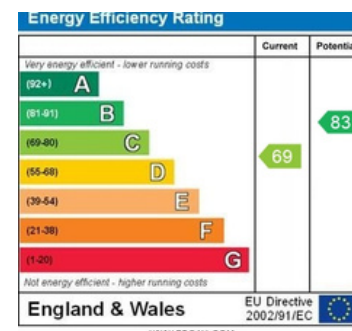
Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
 © Orange Tree Photography

LOCAL AUTHORITY  
 North Herts

TENURE  
 Freehold

COUNCIL TAX BAND  
 D

VIEWINGS  
 By prior appointment only



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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