



PUTTERILLS

— est. 1992 —

Guide Price: £850,000

Broadmeadow Ride, St. Ippolyts, Hitchin,
Hertfordshire, SG4 7ST

PROPERTY SUMMARY

Offered to the market chain-free, this exceptionally well-presented four-bedroom family home extends to over 2,000 sq. ft. of beautifully designed accommodation and occupies a peaceful position just moments from open countryside. Finished to a high standard throughout, the property boasts a superb open-plan kitchen and dining area, generous reception space, a separate utility room and a versatile home office, ideal for modern family living. Four well-proportioned bedrooms include two with en-suite facilities, complemented by a stylish family bathroom.

Externally, the property benefits from private off-street parking for multiple vehicles and is ideally located within the catchment area for highly regarded schools, while Hitchin's vibrant town centre and mainline railway station are both within easy reach, making this an outstanding home for families and commuters alike.

















LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND E

VIEWINGS
By prior appointment only

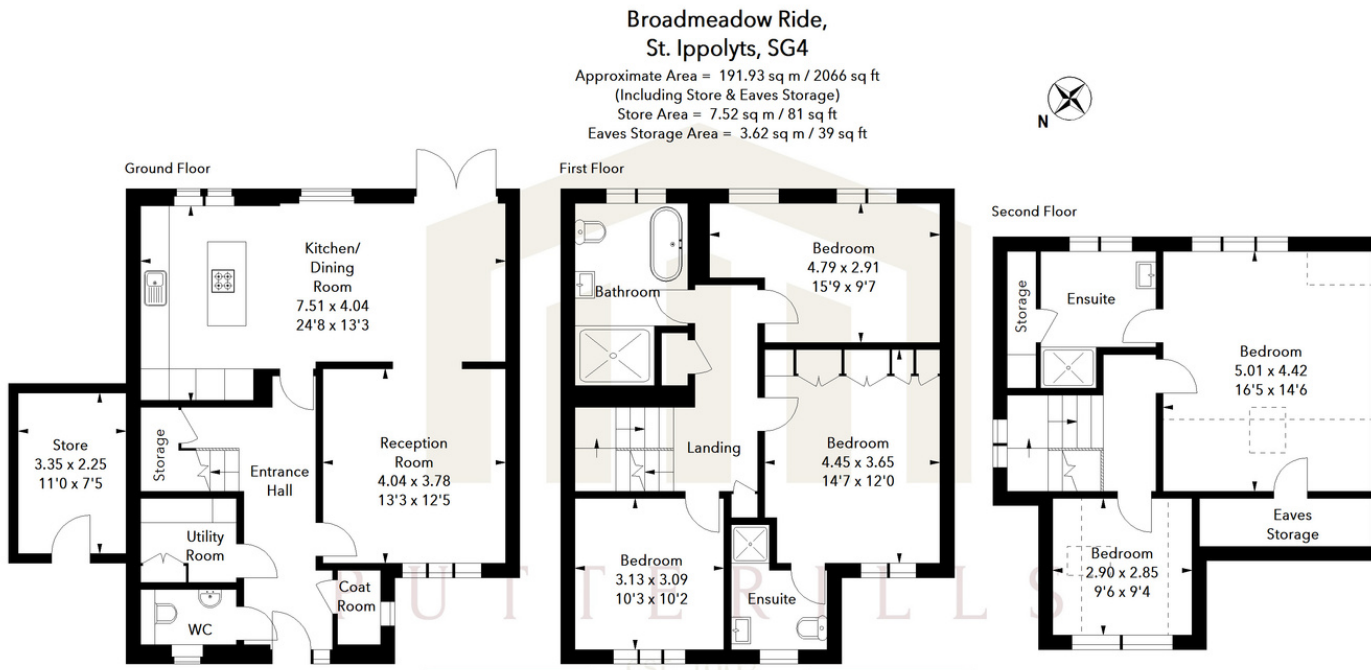


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



OFFICE ADDRESS
Putterills Hitchin
60 Hermitage Road
Hitchin
SG5 1DB

CONTACT DETAILS

01462 632222
hitchin@putterills.co.uk
www.putterills.co.uk