



New England Close, St Ippolyts, Hitchin, SG4 7NQ
Guide Price: £1,300,000

PROPERTY SUMMARY

Set on the highly sought-after private road of New England Close, this substantial five-bedroom detached family home offers over 2,700 sq. ft. of spacious accommodation in one of Hitchin's most desirable locations. Lovingly owned by the same family for decades, the property features generous reception rooms, a conservatory, study, well-appointed kitchen with utility room, five well-proportioned bedrooms including a principal suite with en suite, and excellent scope to modernise and personalise. Outside, the beautifully established rear garden provides a peaceful and private setting, while a double garage and private driveway offer ample parking. Combining generous living space, mature gardens and an exceptional location close to Hitchin town centre, highly regarded schools and the railway station, this is a rare opportunity to create a forever family home.

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PUTTERILLS
— est. 1992 —







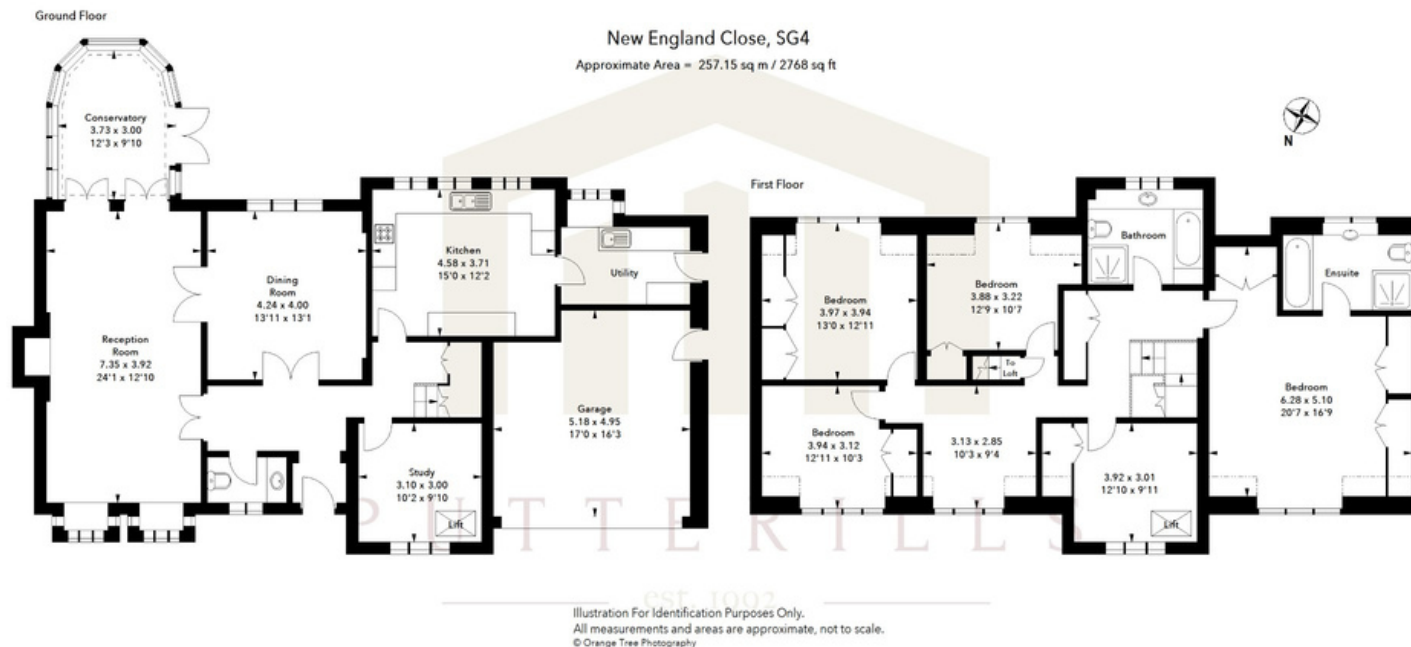












LOCAL AUTHORITY
North Herts

TENURE
Freehold

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	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 paragraph text



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