

2 Bedrooms



1 Bathroom + WC



2 Reception Rooms



On-Street



Landscaped Garden with Home Office



EPC Band - TBC

Council Tax
Band C - £1,952.68 (2024/25)

Local Authority
North Hertfordshire Council





Ickleford Road, Hitchin, Hertfordshire, SG5

This attractive and charming two-bedroom Victorian home with an upstairs bathroom is ideally located within walking distance of the station, town centre, and excellent schools. The property benefits from a home office/studio with power and has planning permission for a loft conversion and rear extension.



Living room, dining room and modern kitchen

Two double bedrooms and upstairs bathroom

Planning permission for a loft conversion and rear extension

Home office/studio with power and lighting

New Worcester Bosch boiler with 10 year guarantee

Sought after location close to town centre, station and schools

Description

This charming two-bedroom period home blends its Victorian heritage with modern updates, offering characterful features alongside contemporary fittings. Situated on a sought-after residential road, the property is ideally located close to the town centre, the mainline station, and within an excellent school catchment area.

The ground floor comprises a spacious living room with a bay window and feature fireplace, leading to a versatile dining/family room. At the rear, the modern kitchen provides direct access to a well-maintained garden.

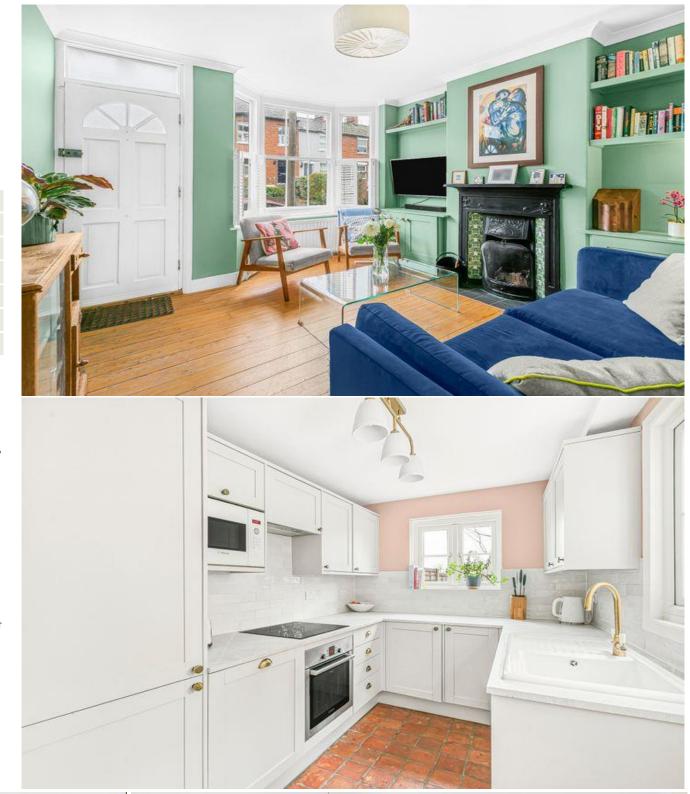
Upstairs, there are two double bedrooms with fitted wardrobes, and a stylish four-piece family bathroom. The bathroom includes a practical cupboard housing a washing machine and tumble dryer.

The front of the property features a shingle and planted garden with a pathway to the entrance. The landscaped rear garden offers a generous patio, a wooden shed, and a home office with power and lighting ideal for remote work.

NB. The Property has a new Worcester Bosch combi boiler installed in October 2024 with a 10 year guarantee.

Location

Ickleford Road is a sought-after address in Hitchin, known for its charming properties and convenient location close to the town centre, mainline station, and local amenities.







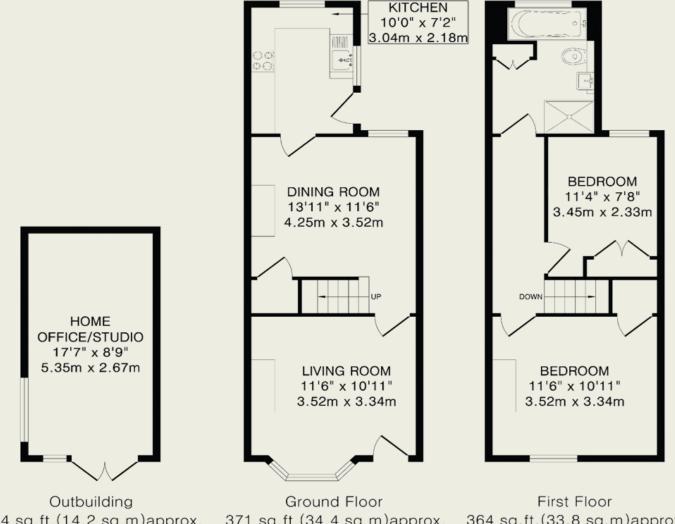






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154 sq.ft.(14.2 sq.m)approx. 371 sq.ft.(34.4 sq.m)approx. 364 sq.ft.(33.8 sq.m)approx.

> TOTAL FLOOR AREA: 889 sq.ft.(82.4 sq.m)approx. This floor plan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.







