




 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)

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Local Authority

North Hertfordshire Council

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Ickleford Road, Hitchin, Hertfordshire, SG5
Asking Price £500,000.00 Freehold

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.

- 🏡 Charming Victorian family home
- 🏡 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.

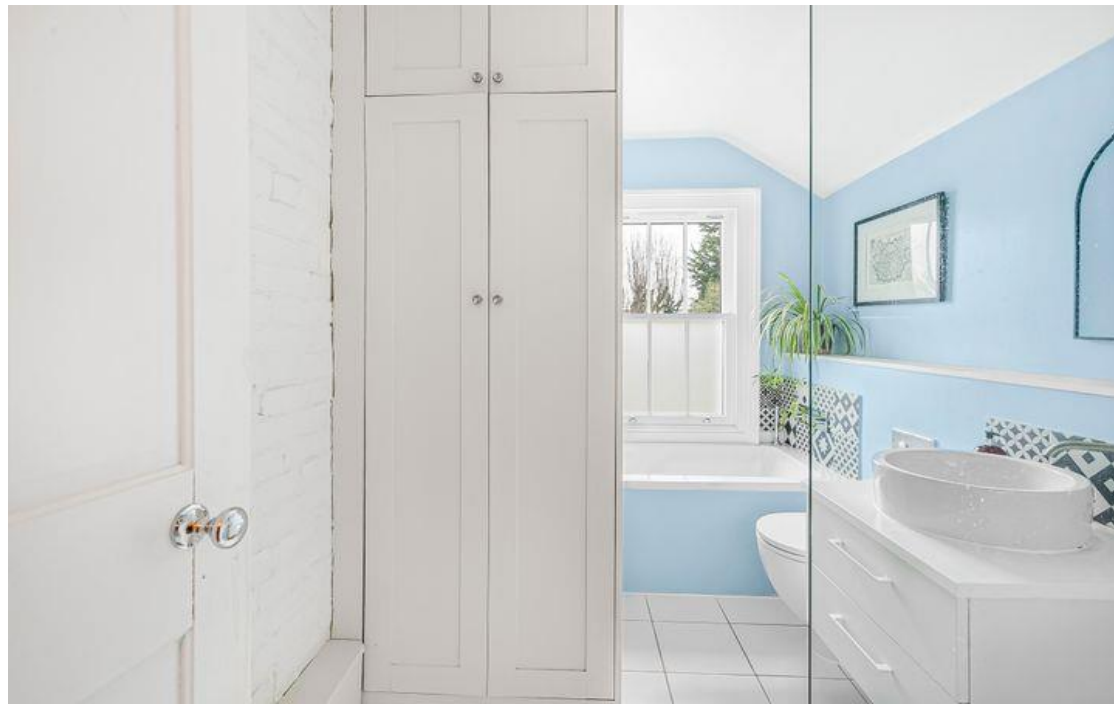
The front of the property features a shingle and planted garden with a pathway to the entrance. The landscaped rear garden offers a generous patio, a wooden shed, and a home office with power and lighting ideal for remote work.

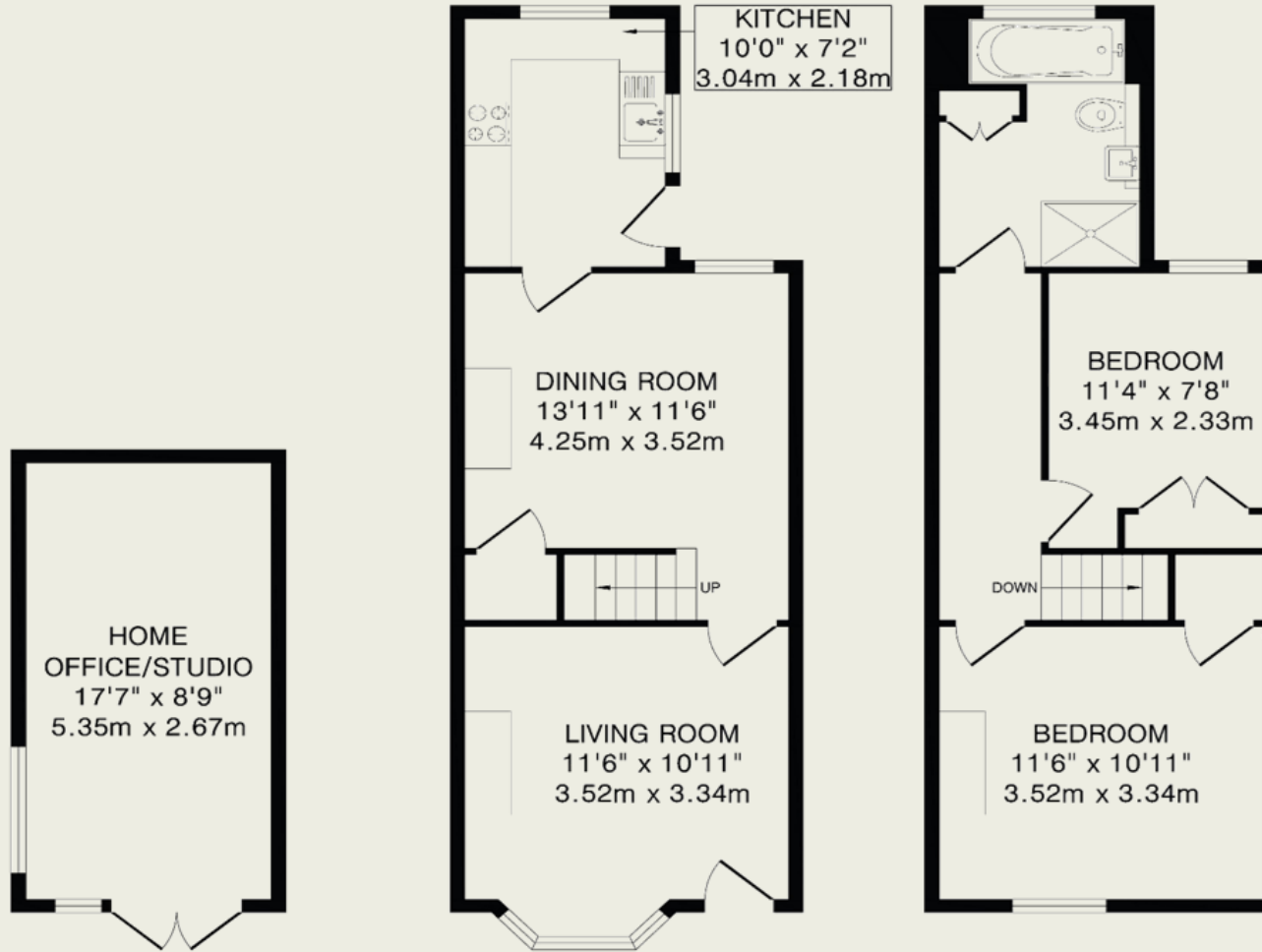
NB. The Property has a new Worcester Bosch combi boiler installed in October 2024 with a 10 year guarantee.

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.







Outbuilding 154 sq.ft.(14.2 sq.m)approx. Ground Floor 371 sq.ft.(34.4 sq.m)approx. First Floor 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.