



Connells

Bedford Road
Ickleford Hitchin



Property Description

Situated within a short stroll of the highly regarded Priory School is this rarely available family home which has been well extended by the current vendors.

The ground floor accommodation is a great size and features three reception rooms, shower room and kitchen. Upstairs are three bedrooms and a family bathroom.

The rear garden is an excellent size and there is also off-street parking for multiple cars.

Ground Floor

Entrance Hall

Access to dining room, lounge, shower room and stairs leading to first floor.

Lounge

15' x 10' (4.57m x 3.05m)

Double glazed window to front aspect and tiled floor. Double glazed double double doors leading to Family Room.

Dining Room

11' 10" x 9' 11" (3.61m x 3.02m)

Double glazed window to front aspect and access to kitchen.

Family Room

13' 3" x 9' 5" (4.04m x 2.87m)

Double glazed sliding doors to rear and side, tiled floor and radiator to side.

Kitchen

15' 9" x 11' 8" (4.80m x 3.56m)

Fully fitted kitchen with double glazed door and windows to rear aspect, a range of wall and base units with cream handleless doors, integrated appliances including washing machine and dishwasher, and central island. There is a range oven with extractor fan, space for fridge freezer, spotlights and radiator to side.

First Floor

Shower Room

12' x 7' 2" (3.66m x 2.18m)

Double glazed window and skylight to rear aspect, two wash hand basins with mixer taps, two mirrors and vinyl tiled floor.

Landing

Provides access to Bedrooms 1, 2 and 3 and access to Jack and Jill bathroom. Access to fully boarded loft with Velux window and carpet

Bedroom One

14' 9" x 10' 5" (4.50m x 3.17m)

Double glazed window to front, built-in wardrobe, carpet and radiator. Access to Jack and Jill bathroom.

Jack And Jill Bathroom

Wash hand basin with mixer tap, WC, tiled walls and floor and heated towel rail.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Double glazed window to front aspect, two built-in storage cupboards, carpet and radiator.

Bedroom Three

12' x 9' (3.66m x 2.74m)

Double glazed window to rear aspect, carpet and radiator.

Outside

Rear Garden

Laid to lawn with patio, shrubs and trees.

Parking

Dropped kerb, off-road parking mostly block paved with space for up to five cars.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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