



**Kennedy  
& Foster**

4 The Crescent  
St Ippolyts  
SG4 7RE

**Guide Price £550,000 - £575,000**

- EXTENDED END TERRACE HOME
- FOUR DOUBLE BEDROOMS
- 33FT KITCHEN/FAMILY/DINING ROOM
- LOUNGE

- REFITTED DOWNSTAIRS BATHROOM
- UTILITY ROOM
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- SOUGHT AFTER VILLAGE CLOSE TO HITCHIN



GUIDE PRICE £550,000 - £575,000

OPEN DAY SATURDAY 14TH FEBRUARY - BY APPOINTMENT ONLY - OTHER DATES AND TIMES APPLY

Located in the sought after village of St Ippolyts. This extended end terrace boasts 4 double bedrooms, 33ft kitchen/dining/family room, lounge with multi fuel burning stove, utility room, gardens to front and rear and off road parking for several vehicles.

#### COMPOSITE FRONT DOOR INTO:

#### HALLWAY

Karndean flooring, stairs to first floor accommodation, vertical panel radiator. Built in cupboard, spotlights to ceiling. Oak veneer panelled doors to:

#### LOUNGE

11' 10" x 9' 9" (3.61m x 2.97m) uPVC double glazed window to front aspect, multi fuel stove with chimney breast and 2nd tiled hearth. Karndean flooring, wall mounted radiator, coving to ceiling.

#### BATHROOM

Frosted uPVC double glazed window to side aspect, panelled bath with shower and screen, close coupled WC, pedestal basin, tiled surround, wall mounted heated towel rail, spotlights to ceiling.

#### KITCHEN/DINING/FAMILY ROOM

33' 11" x 10' 7" (12' 1") (10.34m x 3.23m) uPVC double glazed window to front aspect, uPVC double glazed window panel to garden with uPVC double glazed bi fold doors opening to patio. Range of shaker style eye level and base units with contrasting work surface over and metro style splash back. Induction hob extractor over, built in double oven and microwave at eye level, space for fridge/freezer, ceramic 1 1/2 bowl sink and drainer unit. Karndean flooring, spotlights to ceiling, two wall mounted radiators. Panelled door to:

#### UTILITY ROOM

6' 9" x 3' 11" (2.06m x 1.19m) Frosted uPVC double glazed window to rear and door to side. Range of eye level and base units with work surface over, stainless steel sink, space for washing machine and dryer. Karndean flooring, wall mounted boiler, spotlights to ceiling.

### **SPLIT LEVEL LANDING**

uPVC double glazed window to side at half stair, built in cupboard, frosted uPVC double glazed window to side. Oak veneer panelled doors to:

### **BEDROOM**

11' 10" (11' 1") x 9' 11" (3.61m x 3.02m) uPVC double glazed window to front aspect, wall mounted radiator, cast iron fireplace.

### **BEDROOM**

11' 11" min x 7' 11" (3.63m x 2.41m) uPVC double glazed window to rear aspect, wall mounted radiator.

### **BEDROOM**

11' 11" x 7' 11" (3.63m x 2.41m) uPVC double glazed window to rear aspect, wall mounted radiator, built in cupboard.

### **BEDROOM**

11' 1" (7' 10") x 9' 8" (3.38m x 2.95m) uPVC double glazed window to rear aspect, wall mounted radiator, access to loft space.

### **OUTSIDE REAR**

Garden mainly laid to lawn with shrubs borders, patio area for alfresco dining, hardstanding for workshop (not included) side garden area (could be used for parking), behind double timber gates to front.

### **FRONT**

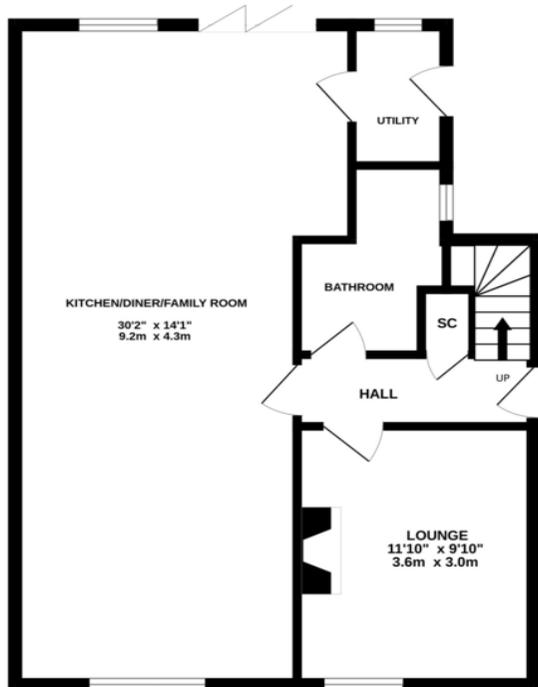
Shingled driveway providing off road parking for several vehicles, path to front garden, lawned garden bordered by hedging.

### **AGENT NOTES**

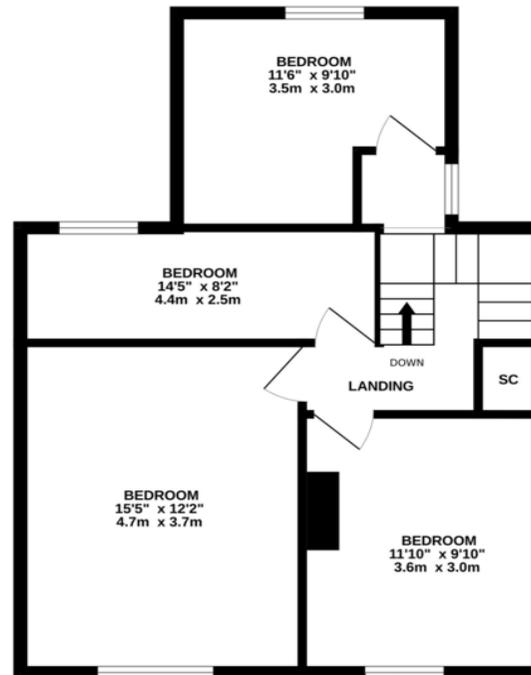
Vendors currently have access to brick built shed in garden. This is not part of the property.



GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

North Hertfordshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.