



The Crescent

St Ippolyts, Hitchin,
Hertfordshire, SG4 7RE
Guide Price £475,000

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Situated in the highly sought-after village of St Ippolyts, this spacious three-bedroom terraced home offers generous accommodation throughout and is ideally suited to families, first-time buyers and those looking to enjoy village living with excellent access to nearby amenities.

The ground floor accommodation comprises a welcoming entrance hall, a bright and comfortable living room opening into a conservatory overlooking the rear garden, a separate dining room, a fitted kitchen and a stylish modern family bathroom. To the first floor are three exceptionally generous double bedrooms, all offering excellent proportions, together with a convenient separate WC.

Externally, the property benefits from a large southerly facing rear garden, providing an ideal space for outdoor entertaining and family enjoyment, with the added advantage of brick-built storage. To the front, there is driveway parking for multiple vehicles.

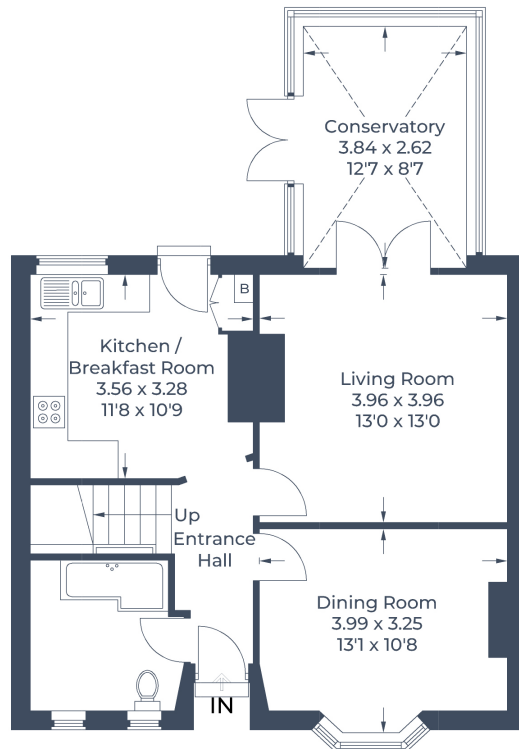
St Ippolyts is a much sought-after Hertfordshire village located a short distance from Hitchin and surrounded by attractive rural countryside. The village benefits from a popular primary school, a general store and a historic church, while nearby Hitchin offers a wide range of shops, restaurants and rail links to London.



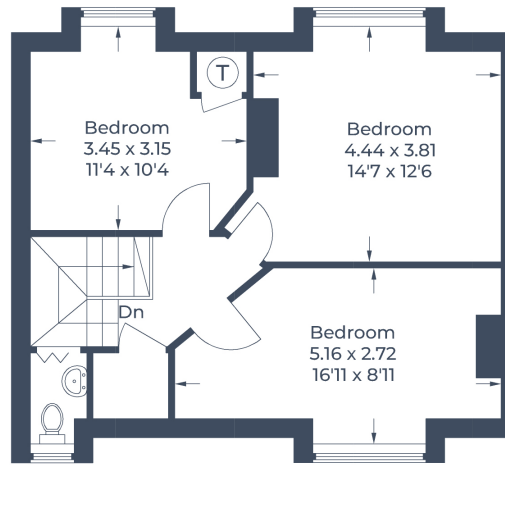




Approximate Gross Internal Area
 Ground Floor = 63.0 sq m / 678 sq ft
 First Floor = 46.1 sq m / 496 sq ft
 Storage = 7.5 sq m / 81 sq ft
 Total = 116.6 sq m / 1,255 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			87
(81-91)	B			
(69-80)	C			62
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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