
 2 bedrooms

 1 bathroom

 1 reception

 Private Garden

 Allocated

 EPC Band C

Freehold

Council Tax Band:
C £2,046.81 (2025/26)

Local Authority:
North Hertfordshire District Council



Attractive chain-free home: 2 double bedrooms, garden, parking, garage en-bloc, short walk to mainline station and sought-after schools.

Description

This well-presented family home is ready to move into, while offering scope for personalisation. Tucked away along a quiet pathway, it enjoys a pleasant outlook over the playing fields of Mary Exton School. The accommodation begins with an entrance porch leading to a spacious sitting/dining room. The kitchen/breakfast room is fitted with a range of wall and base units and opens directly onto a decked area, ideal for outdoor dining. Upstairs, there are two generously sized double bedrooms served by a family bathroom. Outside, the front garden is shingled with a concrete path to the front door. The rear garden features a lawn, decked area, and wooden shed, along with a private gate giving access to a garage en-bloc and an allocated parking space in front.

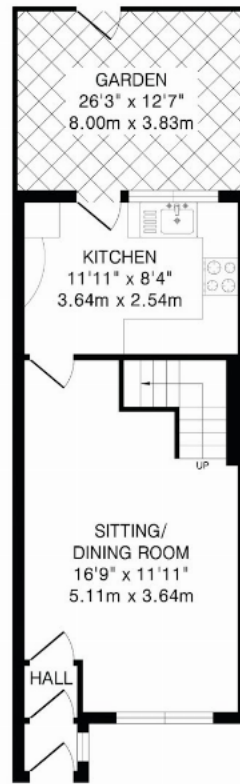
Location

Kipling Close is a quiet cul-de-sac on the 'Poets Estate' east of the town centre. Near Mary Exton Primary, it's 1.5 miles to Hitchin Town Centre and under a mile to the mainline train station.

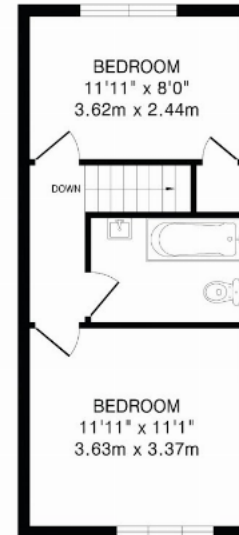








Ground Floor
350 sq.ft.(32.5 sq.m)approx.



First Floor
340 sq.ft.(31.6 sq.m)approx.

TOTAL FLOOR AREA: 690 sq.ft.(64.1 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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