






-  4 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Private Garden
-  Garage & Driveway



Freehold

Council Tax Band:
F £3,554.19 (2026/2027)

Local Authority:
North Hertfordshire District Council



Sycamore Close, Hitchin, SG4 7SN
Guide price of £700,000

Beautiful four-bedroom detached family home in a desirable location on the southern edge of Hitchin near St Ippolyts, perfect for contemporary living.

Description

This well-loved four-bedroom detached family home has been immaculately maintained, offering bright, contemporary accommodation throughout. Nestled in a quiet and popular cul-de-sac, it also provides scope to extend, convert the garage, or reconfigure the layout, subject to necessary permissions. The welcoming entrance hall sets the tone for the home, leading to a convenient downstairs W.C. and a spacious living room with a feature gas fireplace. Double doors open into the formal dining room, ideal for family life and entertaining, with French doors opening onto the rear garden, connecting seamlessly to the modern kitchen. The kitchen is well finished with quartz worktops, integrated appliances, and views over the rear garden. Upstairs are four well-proportioned bedrooms, two with built-in wardrobes. The principal bedroom has an en-suite shower room, with a modern family bathroom serving the others. The front offers a block-paved driveway, leading to a single garage and a small lawned garden. The garage is currently utilised as a gym, with practical storage space at the front, but could easily be reverted to its original use. The rear garden features a generous patio, a pathway leading to further seating, and a mainly lawned area with well-stocked borders of plants, shrubs, and trees.

Location

Located on the outskirts of Hitchin in a popular and quiet cul-de-sac, this home offers excellent potential and a superb setting. It is within walking

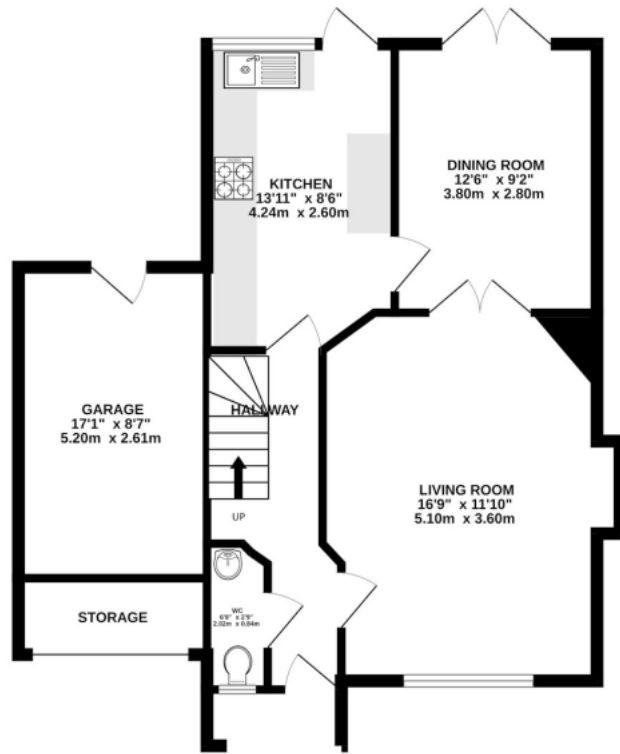


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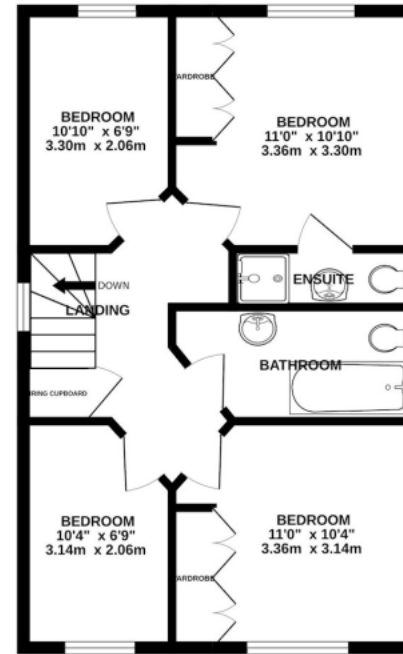




GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



FIRST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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