



HARCOURT STEVENAGE ROAD  
ST IPPOLYTS



**Harcourt**  
**Stevenage Road**  
 St Ippolyts  
 Hertfordshire SG4 7PE

**Guide Price £1,450,000**

**CHAIN FREE SALE!**

An imposing detached family residence set back from the road by a driveway that provides extensive parking and a detached double garage.

Located in the popular pretty North Hertfordshire village of St Ippolyts this spacious home provides well appointed accommodation comprising three separate reception rooms, fitted kitchen, utility and downstairs W.C. Upstairs the master bedroom looks over the rear garden and benefits from a refitted en suite shower room, five further bedrooms two with en suites and family bathroom.

Outside is an attractive south facing rear garden with large social patio and a large shed/storage room. Internal viewing is highly recommended.



**Freehold**

**Viewing**

By appointment with Norgans Estate Agents (tel: 01462 455225).



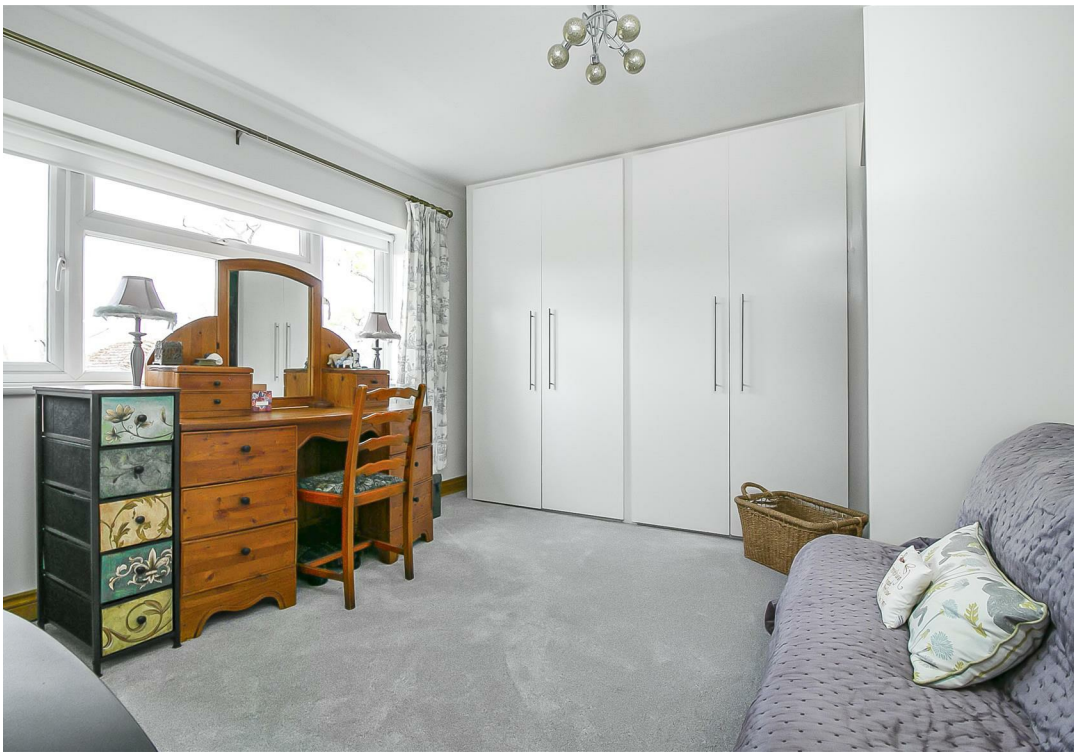
## THE PROPERTY

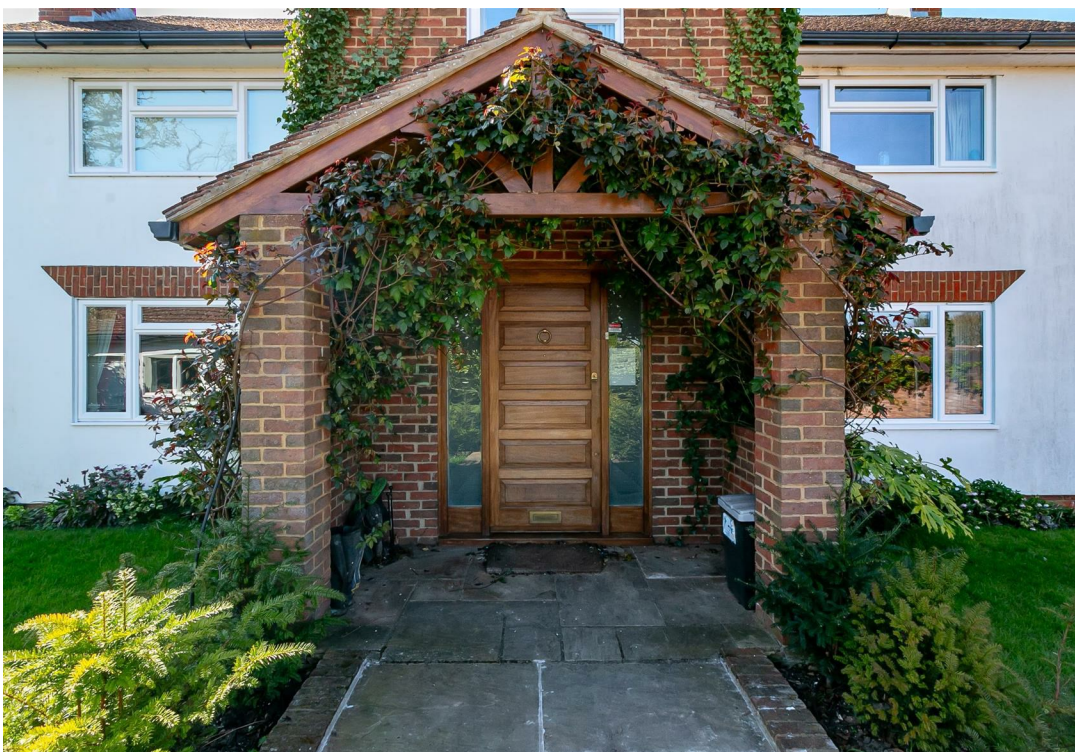
Approached via central steps leading up to the front door which opens in a generous hallway with useful storage each side. Leading from the hallway is the dual aspect living room which provides a lovely formal space with attractive exposed brick chimney breast and log burner stove, perfect for a cozy winter night in. There are two further reception areas comprising a formal dining room and a separate family room with views and direct access onto the garden. The kitchen is a particular feature of the property, with painted shaker style units providing ample storage and incorporating a central island. Off the kitchen is a utility and separate laundry room and W.C. which has been recently refitted.

Upstairs the spacious master bedroom, with views over the garden, benefits from a dressing area with built in wardrobes and a refitted en suite. There are two double bedrooms which also benefit from en suites. and three further bedrooms and a very well proportioned refitted family bathroom.











## THE GARDENS

The property is accessed and set back from Stevenage Road, the attractive mature front garden with gravelled driveway offers ample off street parking and provides access to the detached double garage with electric up and over entry doors and two electric car charging points.

The beautiful rear garden is generous and in our opinion provides a good degree of privacy. An attractive patio area adjoins the immediate rear of the house and steps lead up to the large lawned area with mature trees and shrubs. A large store and shed provide useful storage and the possibility to convert into a home office or gym (subject to potential planning requirements). There is gated side access both sides of the property.







## THE AREA

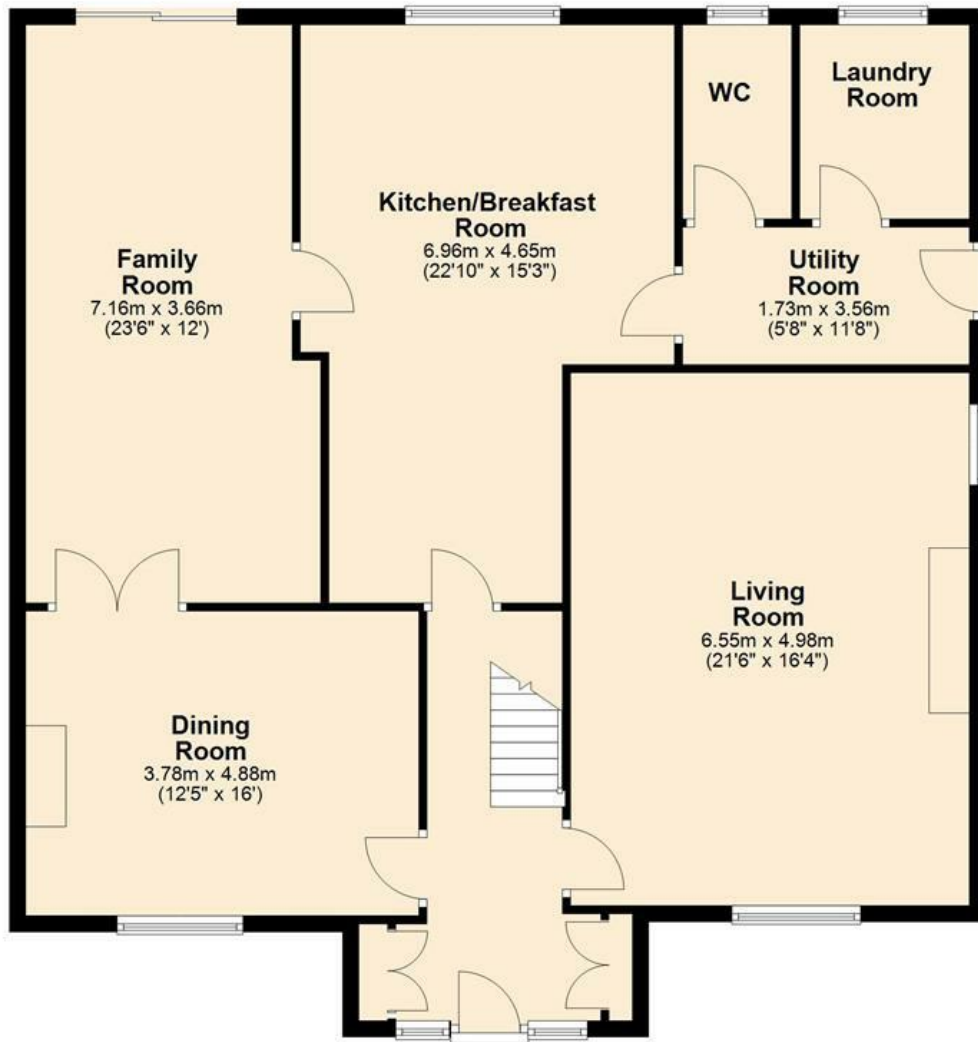
Harcourt is positioned in the popular village of St Ippolyts, just two miles from St Marys Church in the centre of Hitchin which provides a wide range of shops, facilities including a swimming pool and theatre and also excellent schools.

The village itself has a convenience store, a church, a village hall, and a primary school which is rated good by Ofsted. It also offers many local activities including a Baby & Toddler Group, a Football Club, a Bowls Club, Women's Institute and a Dance School. There are excellent transport links, with easy access to the A1(M), airports and mainline train services to London from Hitchin station.

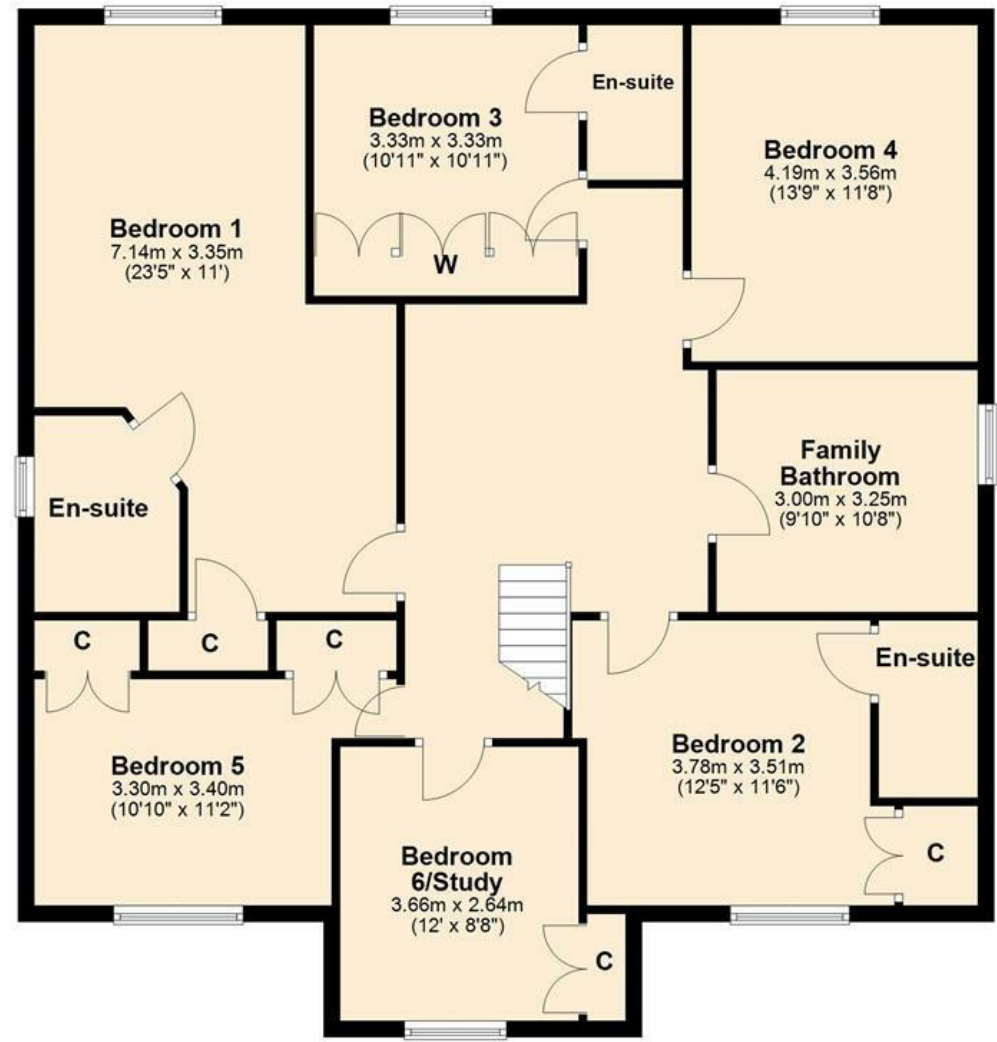




Ground Floor



First Floor



## FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

## EPC RATING

Current D  
Potential C

## FLOOR AREA

Approx. 272sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

## EPC RATING

Current D  
Potential C

## COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

## SERVICES

Oil Heating and Calor gas connection.

We are verbally advised by our clients that they have a 5g antenna for their broadband.

## GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).

## TENURE - FREEHOLD

We are advised that this property is Freehold.

## VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: [hitchin@norgans.co.uk](mailto:hitchin@norgans.co.uk))



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