



Brownings Lane

Breachwood Green, Hitchin,
Hertfordshire, SG4 8PF

Guide Price £595,000

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properties

A charming and well proportioned detached four bedroom family home, peacefully positioned along a quiet lane in the village of Breachwood Green. Enjoying lovely open views across surrounding fields, this property combines rural tranquillity with generous living space and modern finishes throughout.

The entrance hall leads into a bright and spacious living room, featuring a welcoming log burner that creates a cosy focal point. Adjacent to this is an additional reception room, offering flexibility as a playroom, home office, snug or formal sitting room. To the rear of the home is a superb open plan kitchen/dining room, fitted with contemporary units and offering an attractive rear aspect over the garden. This sociable space is ideal for both everyday family life and entertaining. A separate utility room provides further practicality, while a ground floor shower room completes the ground floor. Upstairs, offers four generous double bedrooms, each thoughtfully arranged. The principal bedroom benefits from a stylish modern ensuite shower room, while the remaining bedrooms are served by a well appointed family bathroom.

Outside, the south facing rear garden is a standout feature, mainly laid to lawn and complemented by a patio area perfect for outdoor dining and relaxation. An external workshop provides excellent storage or hobby space and leads directly into the single garage. To the front of the property, there is driveway parking for several vehicles, in addition to the garage.

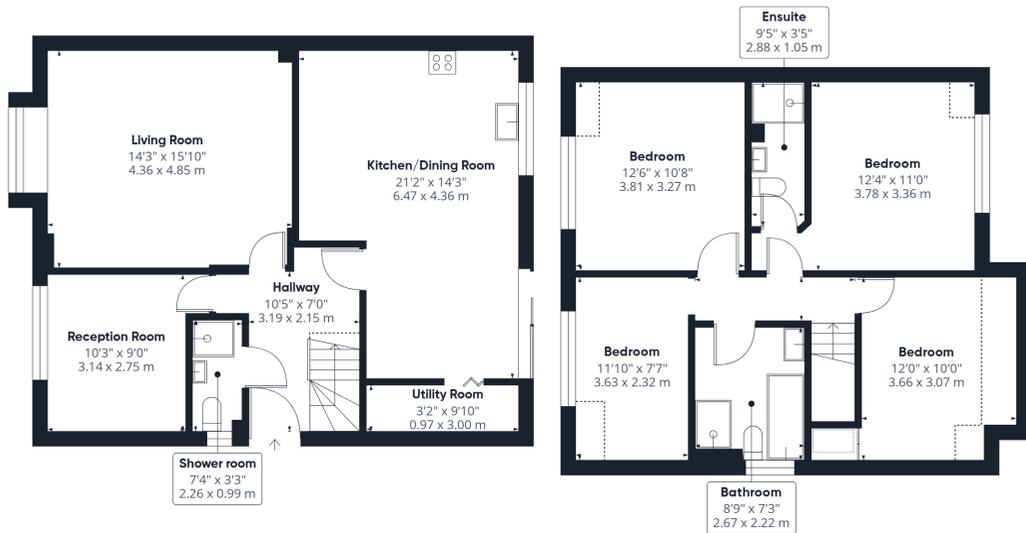
The village of Breachwood Green lies approximately six miles south of Hitchin, with access to Harpenden, Luton (with international airport), A1(M) and M1 motorways. The village has a public house and a JMI school and rural walks nearby.

- Detached family home
- Four double bedrooms
- Principal bedroom with ensuite
- Open views across surrounding fields
- Garage and driveway parking
- 6.9 miles, 16 mins drive to Hitchin mainline train station (as per Google Maps)
- 6.4 miles, 14 mins drive to Hitchin town centre (as per Google Maps)

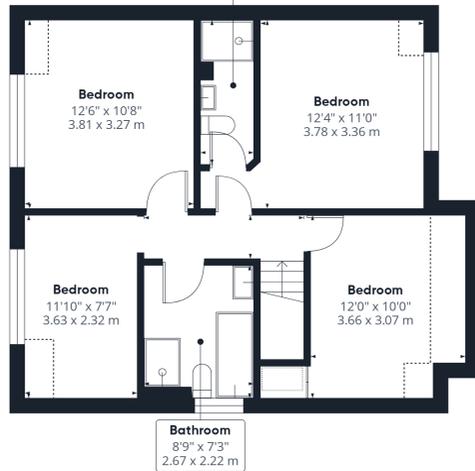




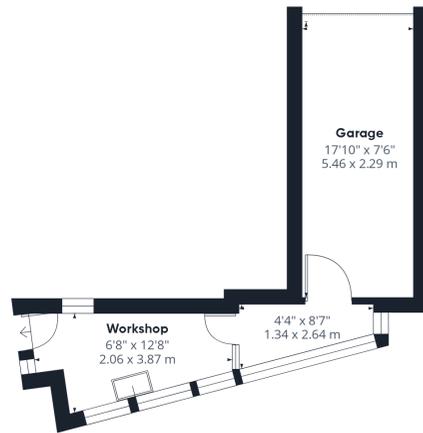




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area

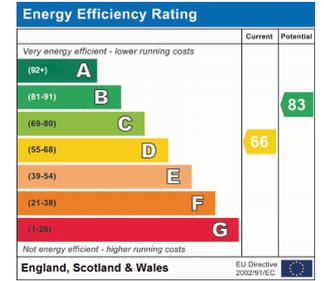
1582 ft²

147.2 m²

Reduced headroom

50 ft²

4.7 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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