



# Orchard Way

Breachwood Green, Hitchin,  
Hertfordshire, SG4 8NT  
Guide Price £400,000

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Located in this lovely Hertfordshire village and offering a prominent position overlooking the green is this spacious three bedroom family home.

The accommodation comprises of a large entrance hall with downstairs cloakroom. Kitchen to the front with a range of storage cupboards and work surfaces over. Storage comes in the form of an under stairs storage cupboard. To the rear of the property is a generous living room spanning the width of the property and providing access to the rear garden via the double doors. On the first floor are three bedroom, built-in wardrobes for the first two and a three piece family bathroom suite.

Outside to the rear of the property is a low maintenance rear garden with large patio area, raised garden area and steps leading the gated access to the rear of the property. To the front of the property is a mature front garden with pathway leading to the front door. Outside at the front is parking bays for residents but these aren't allocated.

Breachwood Green is a wonderful semi-rural village located within Hertfordshire's metropolitan Green Belt. The village has a popular public house and a well-regarded JMI school, and the larger towns of Harpenden, Luton and Hitchin are all within a short drive with their larger shopping facilities and schools. The M1 is just a ten minute drive away and access to London by train is available from Luton Parkway (fast train 23 minutes) and Harpenden. The village has a strong community spirit and provides an ideal environment for bringing up a family.

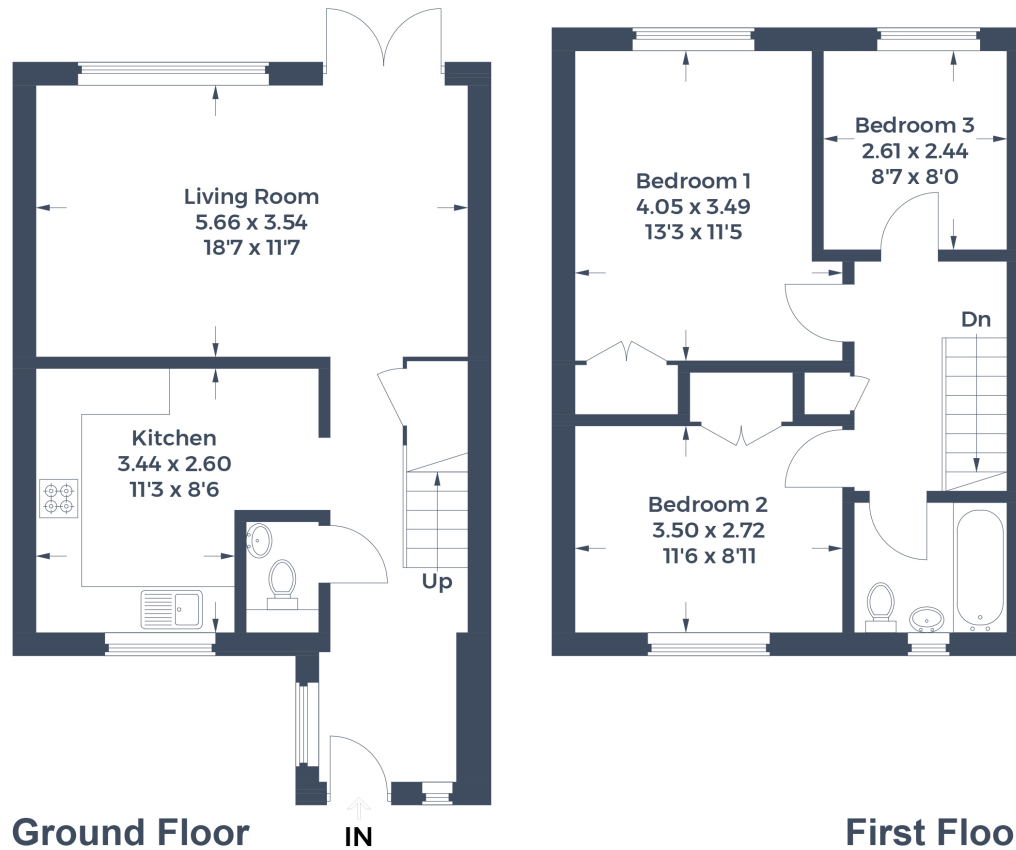
- Three bedroom family home
- Fitted kitchen with a range of appliances
- Generous living room with doors out to the rear garden
- Upstairs bathroom and downstairs cloakroom
- Enclosed low maintenance rear garden
- NO ONWARD CHAIN
- 6.5 miles, 15 min drive to the historic market town of Hitchin (as per Google Maps)
- 5.5 miles, 12 min drive to Luton Parkway train station (as per Google Maps)







Approximate Gross Internal Area  
 Ground Floor = 44.6 sq m / 480 sq ft  
 First Floor = 42.9 sq m / 462 sq ft  
 Total = 87.5 sq m / 942 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		71
(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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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