



# Mill Way

Breachwood Green, Hitchin,  
Hertfordshire, SG4 8PE  
Offers In Excess Of £385,000

country  
properties

A three bedroom semi-detached family home located in Breachwood Green, a lovely village on the Hertfordshire borders.

This home offers wonderfully light and well balanced accommodation throughout and is arranged evenly over two floors. The accommodation commences with the large entrance hall which leads through to the spacious front living room with double windows allowing plenty of light to flow through. This in turn leads through to the kitchen which offers a range of units and work space with a rear door leading onto the store room. The floor is completed with a downstairs cloakroom. On the first floor are three bedrooms and a three piece bathroom suite.

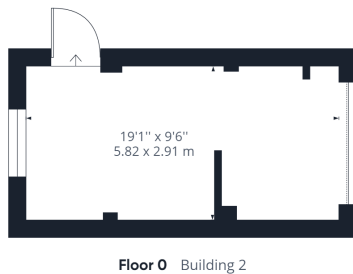
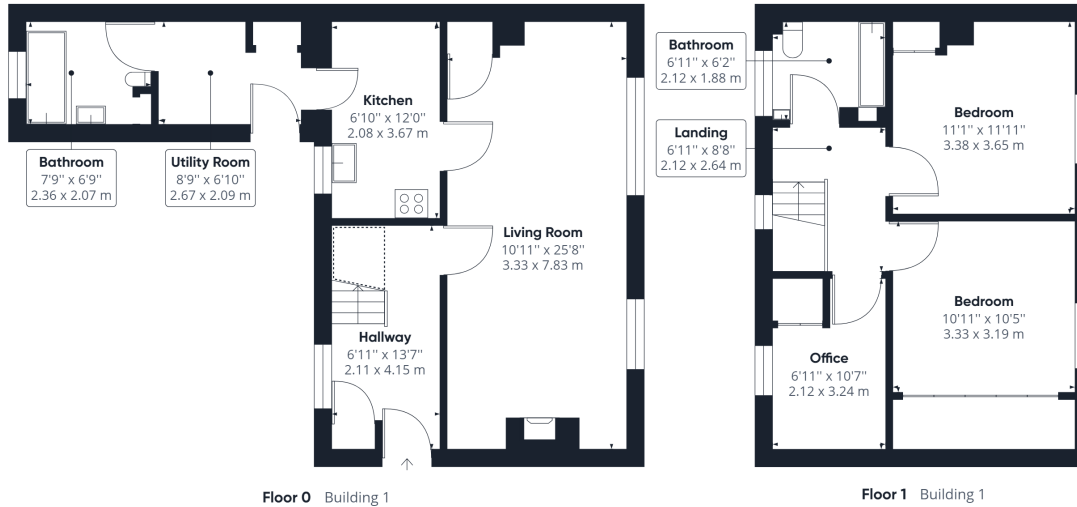
Outside the property is a gravel front garden with a driveway to the side providing both off road parking and access to the garage. The rear garden is enclosed and mainly laid to lawn with mature trees and shrubs.

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.

- Three bedroom semi-detached family home in a lovely Hertfordshire village
- Wonderful countryside views and walks on the door step
- Full width living and dining room
- Off road parking and detached garage
- 7 miles, 16 mins drive to Hitchin (as per Google Maps)
- 7 miles, 17 mins drive to Harpenden (as per Google Maps)







**Approximate total area<sup>(1)</sup>**

1184.46 ft<sup>2</sup>  
110.04 m<sup>2</sup>

**Reduced headroom**

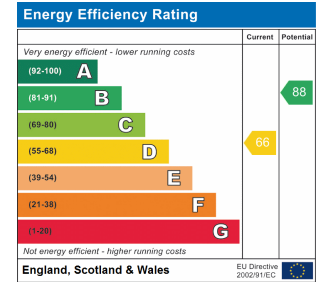
16.33 ft<sup>2</sup>  
1.52 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

Country Properties | 6, Brand Street | SG5 1HX  
 T: 01462 452951 | E: hitchin@country-properties.co.uk  
 www.country-properties.co.uk

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