



## 2, Mill Way

Breachwood Green, Hitchin,  
Hertfordshire, SG4 8PE

**Guide Price £700,000**

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A beautiful four bedroom semi detached family home enjoying a delightful plot located in the sought after village of Breachwood Green.

Set behind gates, this wonderful family home offers versatile and well balanced accommodation arranged over two floors. The ground floor features three separate reception rooms – a formal living room, play room and office – as well as a superb open plan kitchen/dining/family room. The ground floor also benefits from a useful shower room and separate utility. The four bedrooms are all located on the first floor as is the modern family bathroom.

Outside, the property enjoys a stunning garden with large expanse of lawn, entertaining patio and decked area and detached garage, as well as a large driveway providing off road parking for several vehicles.

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.

- Four bedroom family home
- Three reception rooms
- Open plan kitchen/dining/family room
- Downstairs shower room and family bathroom
- 7.1 miles, 15 min drive to Hitchin town centre (as per Google maps)





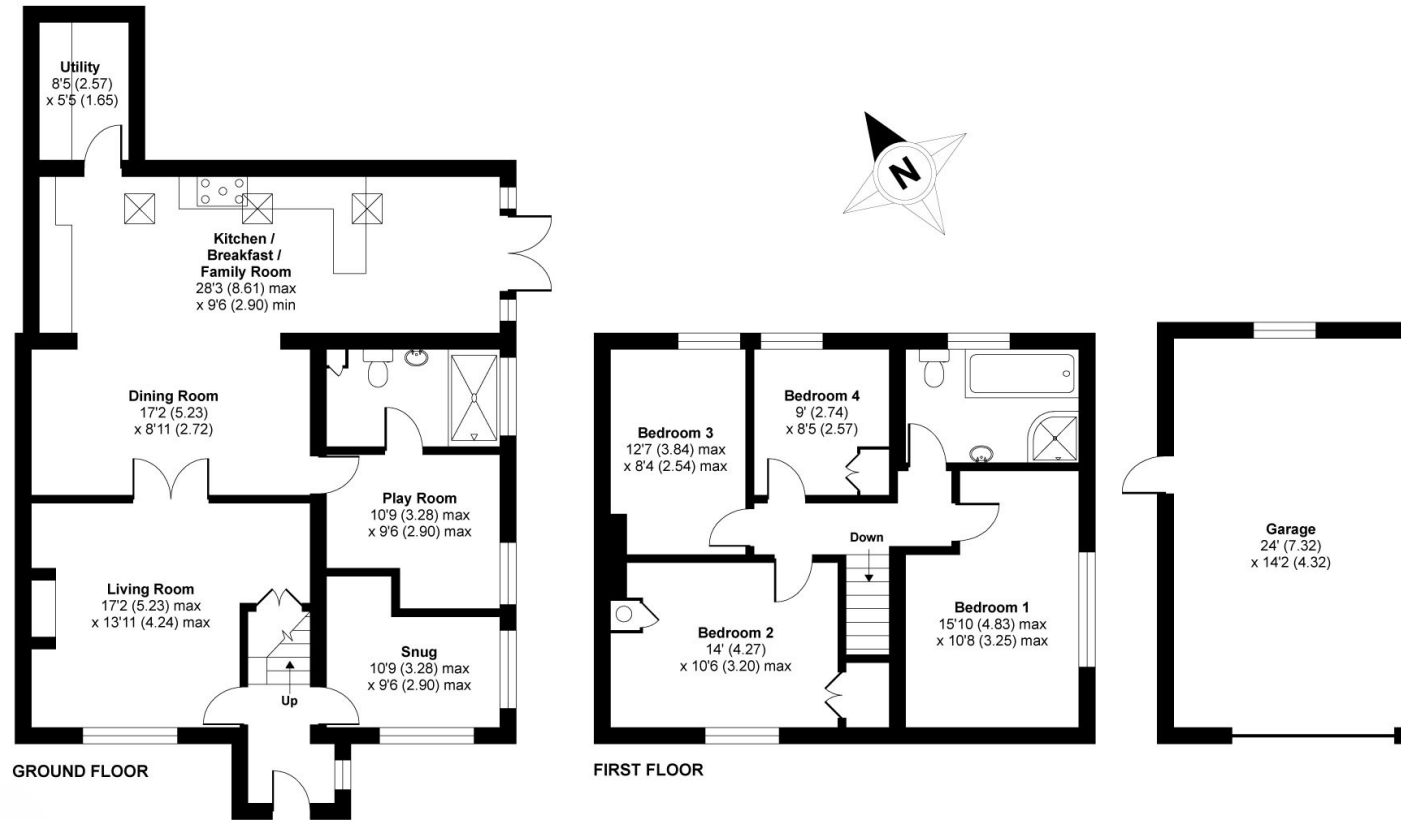








APPROX. GROSS INTERNAL FLOOR AREA 2064 SQ FT 191.7 SQ METRES (INCLUDES GARAGE)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	69
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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