



# High Street

Whitwell, Hitchin,  
Hertfordshire, SG4 8AJ  
Guide Price £350,000

country  
properties

Situated in the heart of this beautiful Hertfordshire village is this lovely three bedroom family home that benefits from off road parking and a staggered rear garden.

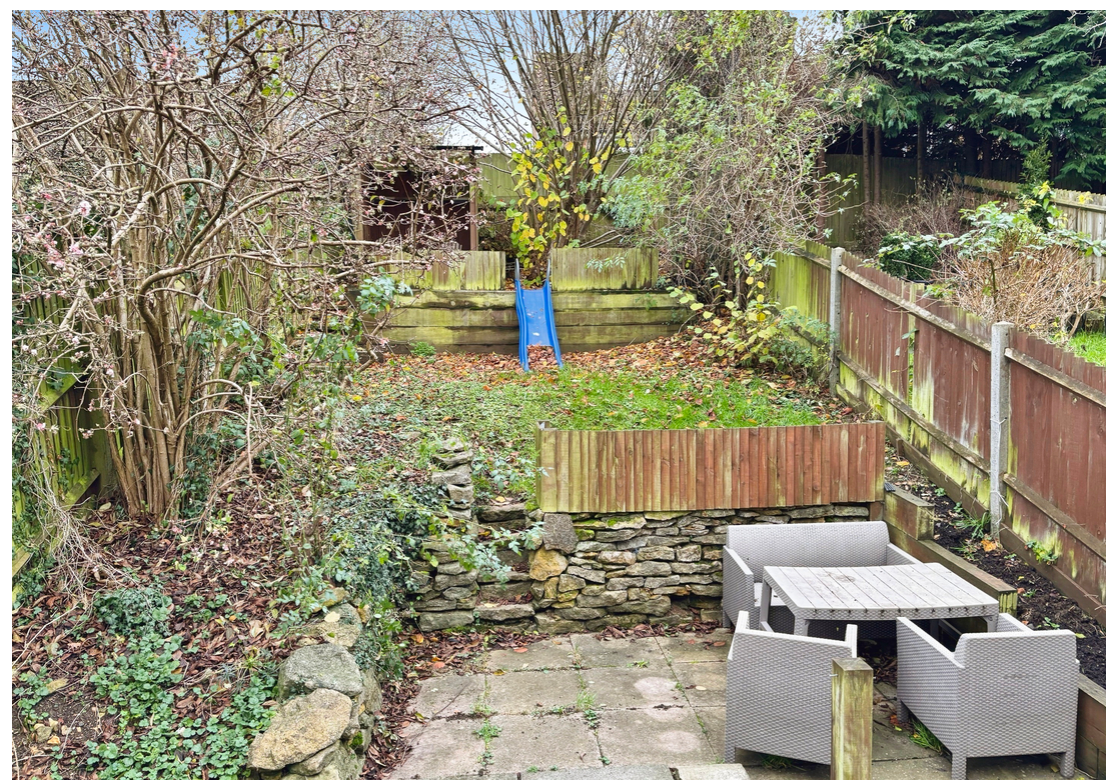
The accommodation starts with an entrance hall that leads to the main living accommodation. To the front of the property is the kitchen/diner with ample space and storage. The stairs run up the middle of the property and the generous living room is at the rear with double doors leading to the rear garden. This floor is completed with a downstairs cloakroom. On the first floor are three bedrooms and a three piece family bathroom suite.

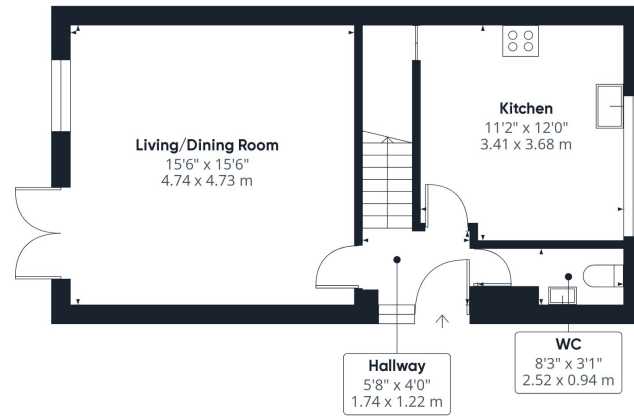
Outside to the rear of the property is a tiered garden and a patio area for entertaining. To the front of the property is off road parking and a garage to the right hand side.

Whitwell Village is surrounded by beautiful Hertfordshire Countryside and has the benefit of a general store for day-to-day needs, popular JMI school, doctor's surgery and two 'local's'. More comprehensive shopping and educational facilities are in the nearby towns of Hitchin (approx. 5.4 miles) and Harpenden (approx. 5.7 miles) together with mainline rail services to London. Preliminary details not yet approved by vendor.

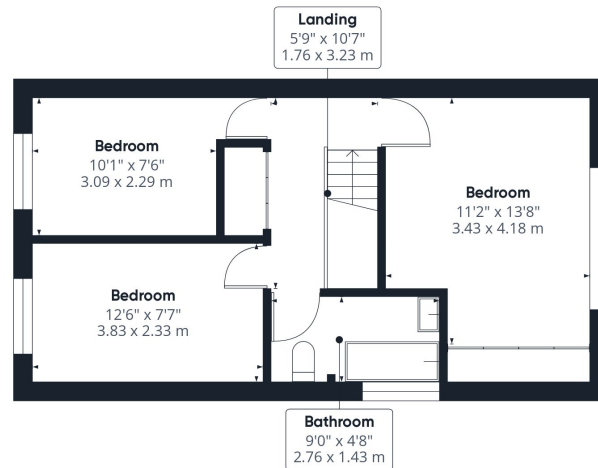
- Three bedroom family home in sought after village location
- Open plan living/diner with double doors out to the rear garden
- Off road parking and garage
- Downstairs Cloakroom & Family Bathroom
- 6.1 miles, 12 min drive to Hitchin town centre (as per Google Maps)
- 6.6 miles, 15 min drive to Hitchin train station (as per Google Maps)
- NO ONWARD CHAIN







Floor 0



Floor 1

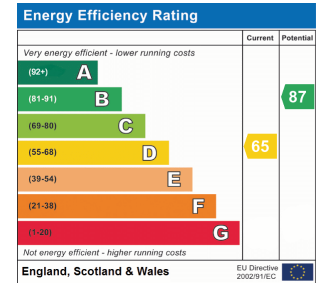
**Approximate total area<sup>(1)</sup>**

886.08 ft<sup>2</sup>  
82.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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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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