



The Heath
Breachwood Green, Hitchin,
Hertfordshire, SG4 8PJ
Guide Price £325,000

COUNTRY PROPERTIES
PART OF HUNTERS

This beautiful terraced cottage has been completely transformed by the current owners with lots of love and care. The property is sympathetic to its age and boasts character features throughout. Offering far reaching views and the countryside on your door step viewing is highly recommended to appreciate everything this house has to offer.

- Two bedroom character cottage
- Open plan downstairs making full use of living space
- First floor offers two bedrooms with countryside views
- Sympathetically transformed with character features
- Rear garden with wooden barn and additional garden space available to rent

Ground Floor

Lounge/Diner

Front door into open plan lounge/diner. Window to front. Feature open fire fireplace. Stairs to first floor. Open plan continues through to kitchen.

Kitchen

Open plan fitted kitchen comprising of wall and floor mounted units with worktop over. Inset single butler sink with mixer taps over. Integrated oven with four ring gas hob and extractor over. Space and services for washing machine and fridge/freezer. Window and door to rear.

Landing

Landing

Loft hatch. Doors to:

Master Bedroom

Window to front.

Bedroom Two

Window to rear.



Family Bathroom

White with chrome effect three piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin and W.C.

Outside

Front Garden

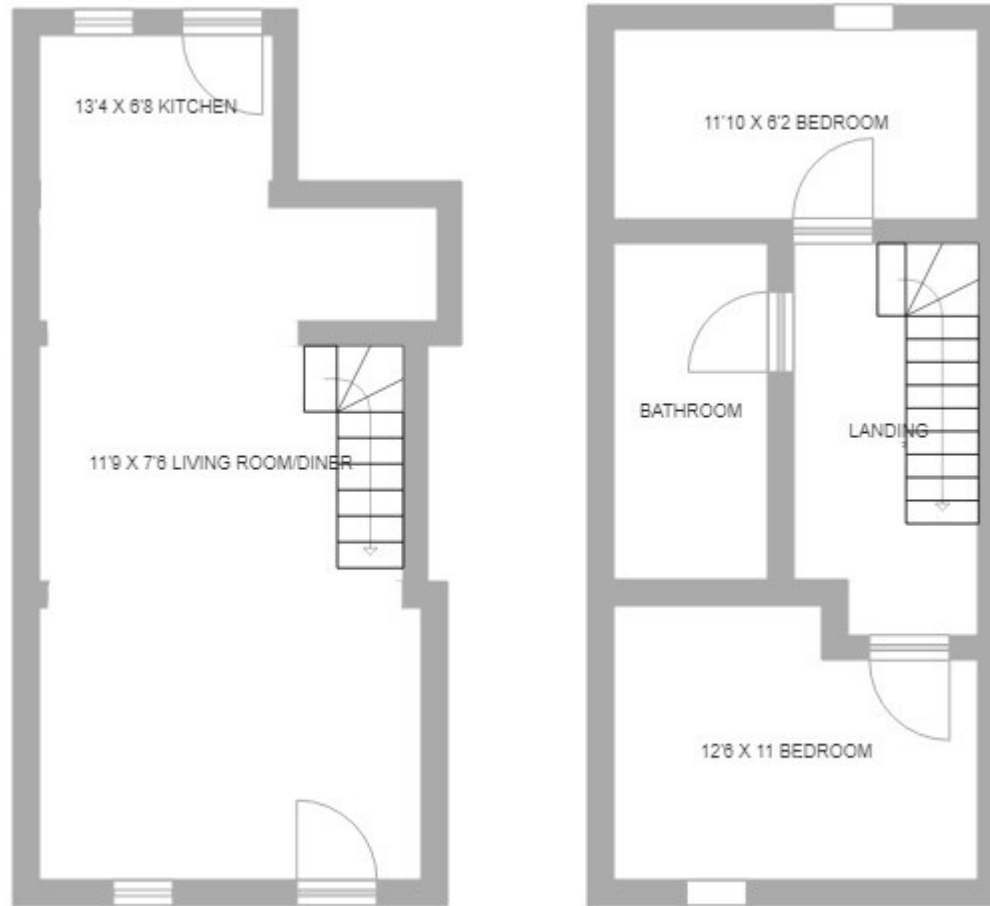
Brick walls and white picket fence with gate to boundaries. Shingle with pathway to front door.

Rear Garden

Shingle patio area leading to mainly laid to lawn garden with timber fence to boundary. Wooden shed to rear. Shingle pathway leading to an larger grass area at the bottom of the garden, which the current owners rent for £240 per year. There is a large wooden barn to the right of the property that our vendors own a section of and this provides additional storage. Right of way for neighbouring properties across back of house.



TOTAL APPROX FLOOR AREA 581 SQFT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		70
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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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