



# Bradway

Whitwell, Hitchin,  
Hertfordshire, SG4 8BE  
Guide Price £675,000

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A wonderful and unique opportunity to purchase this detached family bungalow which is situated on a generous plot on the edge of this beautiful Hertfordshire village. The property offers a generous level of accommodation of over 1500 sqft including garage and storage room.

The property starts with a generous and welcoming hallway which leads on to the main living areas. To the left is a lovely spacious living room and to the right is a dining room with a feature fireplace. Behind the dining room is the kitchen with space for a table and access out to the side of the property. The further rooms make up the bedroom accommodation which consists of three decent bedrooms, with both the principal room and second bedroom having built-in furniture. The accommodation is completed with the four piece family bathroom suite. The property is situated on a corner plot which offers a generous lawn area with shrubs and flower beds as well as two driveways and a garage providing off road parking. There is a superb loft space to the property offering real development potential and the property is being sold with no onward chain.

Whitwell Village is surrounded by beautiful Hertfordshire countryside and has the benefit of a general store for day-to-day needs, popular primary school, doctors' surgery and two pubs. More comprehensive shopping and educational facilities are in the nearby towns of Hitchin (5.4 miles) and Harpenden (approx 5.7 miles) together with mainline rail services to London.

- Three bedroom detached bungalow
- Generous accommodation of over 1500 sqft
- Ample off road parking and garage
- Potential to develop and extend - STPP
- Popular Village location
- 5.4 miles, 10 min drive to Hitchin town centre (as per Google maps)
- 5.7 miles, 11 min drive to Harpenden town centre and mainline rail services (as per Google maps)











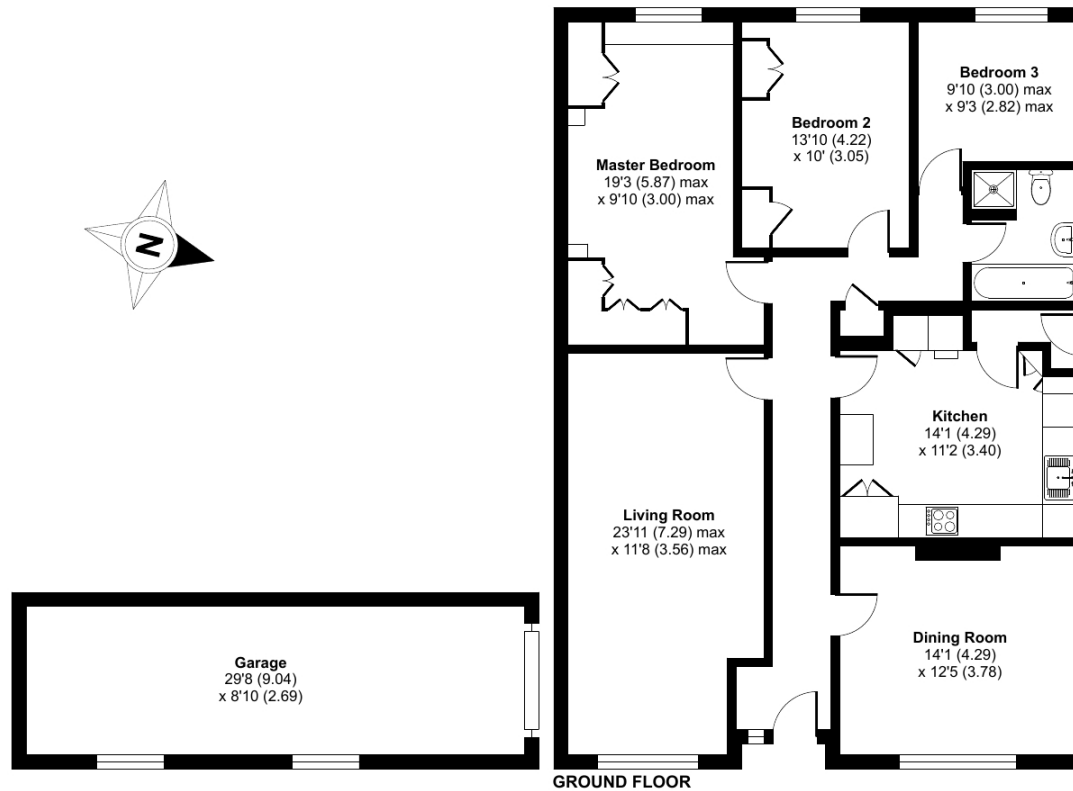


Approximate Area = 1311 sq ft / 121.7 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 1573 sq ft / 146.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1003159



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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