



High Street

Whitwell, Hitchin,
Hertfordshire, SG4 8AJ
Guide Price £400,000

country
properties

A delightful three bedroom semi detached period cottage in the charming village of Whitwell.

Upon entering this family home, you will be greeted by character features including exposed beams and brick fireplace with log burner. The living room leads into the bright and spacious modern fitted kitchen/dining room with double doors onto the South facing rear garden.

To the upstairs are three generous bedrooms including a primary bedroom with fitted wardrobes and further double and single bedroom with vaulted ceilings. The modern family bathroom includes WC, wash hand basin and bath with shower attachment.

The landscaped South facing rear garden provides a patio space and decking with external summer house. To the front is additional garden and block paved driveway parking.

Whitwell Village is surrounded by beautiful Hertfordshire countryside and has the benefit of a Post Office and 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.

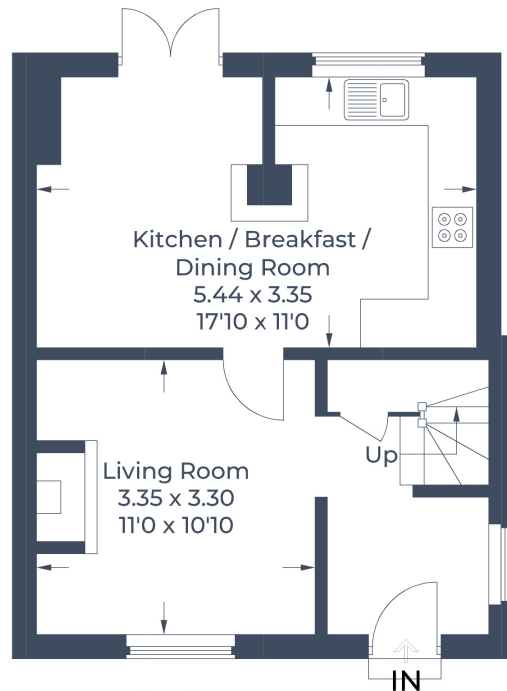
- Character semi detached family home
- Three generous bedrooms
- Kitchen/diner to rear
- South facing garden
- Driveway parking
- 6.2 miles, 13 mins drive to Hitchin town centre (as per Google maps)
- 6.6 miles, 16 mins drive to Hitchin train station (as per Google maps)



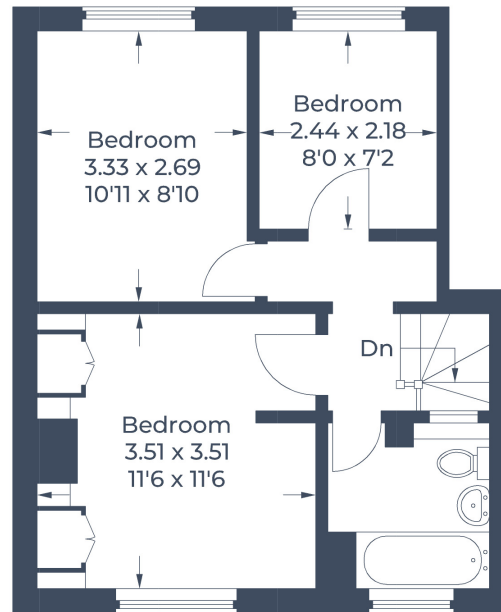




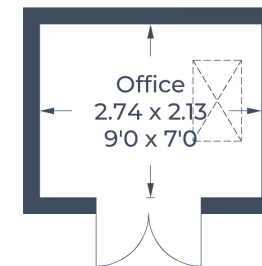
Approximate Gross Internal Area
 Ground Floor = 38.5 sq m / 414 sq ft
 First Floor = 36.4 sq m / 392 sq ft
 Office = 5.9 sq m / 63 sq ft
 Total = 80.8 sq m / 869 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for Country Properties

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		60
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

country
properties

country
properties