



Old Hall Court

Horn Hill, Whitwell, Hitchin,
Hertfordshire, SG4 8AS

Guide Price £295,000

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A bright and generously proportioned two double bedroom duplex maisonette, perfectly positioned within this sought after village setting.

This well arranged home opens with a welcoming entrance hall, leading through to a practical kitchen and a spacious living/dining room. Large patio doors draw in natural light and open directly onto the private rear garden. Upstairs, the property offers two comfortable double bedrooms and a well appointed family bathroom, making it ideal for first time buyers, downsizers, or those seeking an investment opportunity.

Outside, the home benefits from its own private garden, perfect for relaxing or entertaining, along with a single garage, providing secure parking or additional storage.

We have been advised by the vendor that the remaining Lease is 954 years. The property is subject to an annual service charge of £1,200, with no ground rent payable.

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.

- No onward chain
- Duplex maisonette
- Two double bedrooms
- Private rear garden
- Single garage
- 6.7 miles, 16 mins drive to Hitchin town centre as per (Google Maps)
- 7.2 miles, 18 mins drive to Hitchin train station (as per Google Maps)





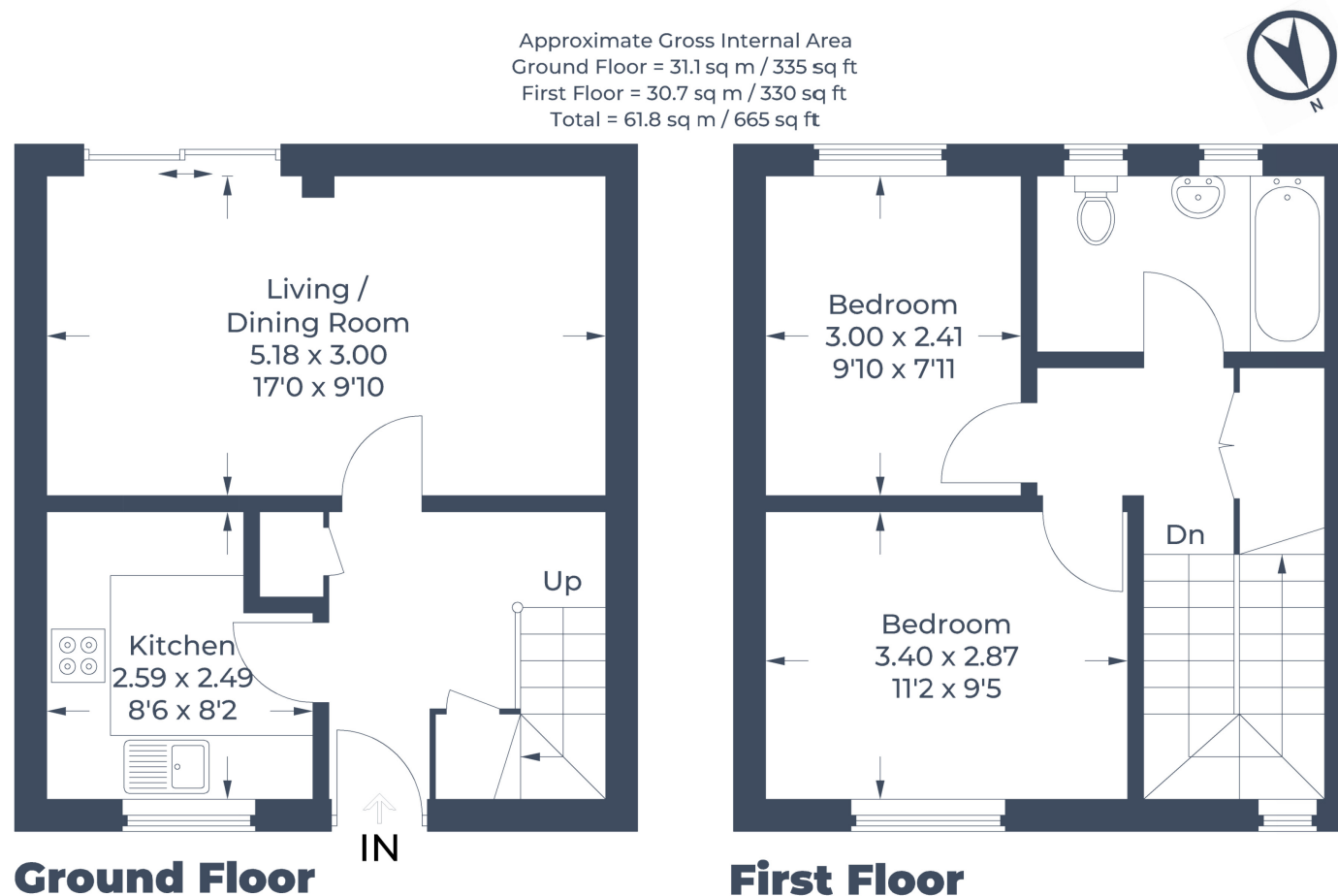


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 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

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