



Lower Road
Breachwood Green, Hitchin,
Hertfordshire, SG4 8NS
Guide Price **£399,995**

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Modernised by the current owners is this well presented three bedroom semi detached family home.

To the ground floor is an entrance porch, modern fitted kitchen with a range of base and eye level units and bright and spacious Living/dining room with patio sliding doors onto the mature rear garden. To the first floor are two generous double bedrooms, further single bedroom, modern bathroom suite with wash hand basin and roll top bath with overhead shower, and separate WC.

To the outside is a beautiful, private and enclosed rear garden aswell as driveway parking to the front and access to the single garage.

The property benefits from Gas central heating and double glazing throughout. A viewing is highly recommended.

The village of Breachwood Green lies approximately six miles south of Hitchin, with access to Harpenden, Luton (with international airport), A1(M) and M1 motorways. The village has a public house and a JMI school and rural walks nearby.

- Three bedroom semi detached
- Well presented throughout
- Garage and driveway parking
- Gas central heating and double glazing
- Private enclosed rear garden
- 6.8 miles, 17 minute drive to Hitchin Station (as per Google Maps)
- 3.8 miles, 10 minute drive to Luton Airport (as per Google Maps)
- 6.4 miles, 16 minute drive to Hitchin Town Centre (as per Google Maps)

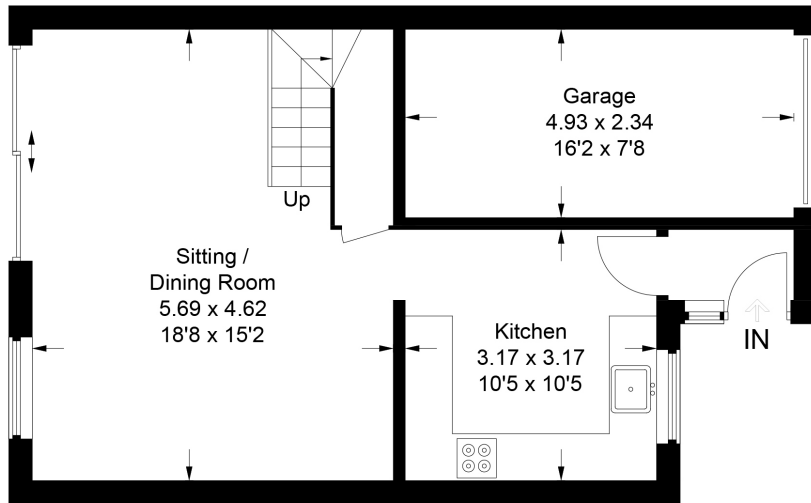




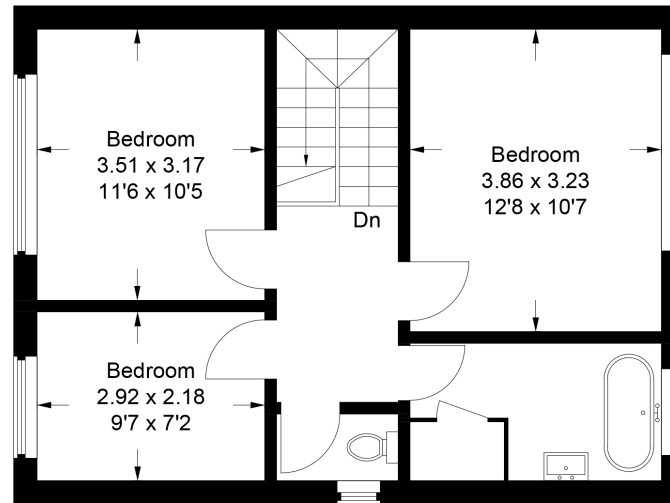
Approximate Gross Internal Area
 Ground Floor = 39.3 sq m / 423 sq ft
 First Floor = 45.7 sq m / 492 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 96.9 sq m / 1,043 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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