Whittaker&Co

THE PROPERTY PEOPLE









# 40 Bradway

## Whitwell, SG4 8BE

With a well presented interior and a desirable position on the edge of the village with green views, this is a property that is ideal for the family and we highly recommend a visit.

**Guide price £639,000**

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## Whitwell, SG4 8BE

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- Detached family home with a beautiful interior
- 3 further bedrooms and attractive family bathroom
- Whitwell is renouned from it friendly community and features a village store/post office, Pre school and primary school, farm shop, tea rooms and doctors surgery
- Well equipped modern kitchen which opens to a separate dining room and spacious living room
- Integral garage providing conversion options and a block paved drive for two vehicles to accommodation
- Hitchin centre (6.3 miles), Harpenden Station (6.6 miles) Welwyn North Station (6.6 miles)
- Beautiful main bedroom with tasteful en suite shower room and fitted wardrobe furniture
- Appealing family friendly garden which is easy to maintain

### GROUND FLOOR

### Entrance Hall

### Cloakroom WC

### Living Room

14'10 x 13' (4.52m x 3.96m)

### Dining Room

12' x 12' max (3.66m x 3.66m max)

### Kitchen/Breakfast Room

20'6 x 8'10 (6.25m x 2.69m)

### FIRST FLOOR

### Landing

### Bedroom One

14'11 x 13'9 (4.55m x 4.19m)

### En Suite Shower Room

### Bedroom Two

13'11 x 11'11 (4.24m x 3.63m)

### Bedroom Three

13'11 x 10'11 (4.24m x 3.33m)

### Bedroom Four

11'1 x 10'10 (3.38m x 3.30m)

### Family Bathroom

### EXTERNALLY

### Integral Garage

17'9 x 7'11 (5.41m x 2.41m)

### Front Garden and Drive

### Rear Garden




### Directions










PERFECT PLA
STEVE
BACKSHALL







# Floor Plan

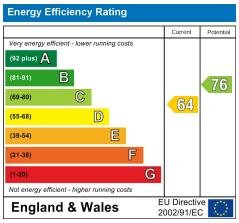
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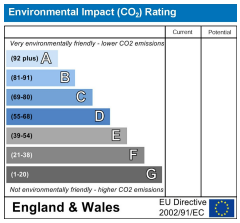
Approximate Gross Internal Area = 154.9 sq m / 1667 sq ft
Garage = 16.2 sq m / 174 sq ft
Reduced Headroom = 2.7 sq m / 29 sq ft
Total = 173.8 sq m / 1870 sq ft




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. (ID969808)

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