Whittaker & Co

THE PROPERTY PEOPLE









# 5 Tannery Yard

## Whitwell, SG4 8AQ

A well-presented family home which is located in a delightful north Hertfordshire village with notable features that include a well fitted kitchen, living room with wood burning stove and a beautifully refitted bathroom.

**Guide price £459,950**

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- Attractive, cottage style house, built in 1995, with a first floor rural view, set in the parish of St Pauls Walden, birthplace of the late Queen's mother.
- Main bedroom with fitted wardrobe furniture and view of the rural valley, two further bedrooms.
- .Gas fired central heating, smart meters and uPVC double glazing
- Living room with natural timber floor and feature wood burner. Downstairs cloakroom.WC
- Refitted family bathroom incorporating a bath with hand shower, separate shower enclosure with thermostatically controlled shower unit.
- Friendly village with general store/post office, popular primary school, 2 nearby pubs and beautiful surounding countryside.
- Fitted Kitchen generously equipped with a range of integrated appliances.
- Two designated parking spaces to rear within the freehold. Enclosed and turfed rear garden with side gate
- Hitchin 6.2 miles, central Harpenden 6.7 miles.

### GROUND FLOOR

### Entrance Hall

### Cloakroom/WC

### Living Room
23'4 x 13'7 (7.11m x 4.14m)

### Kitchen
9'6 x 9'5 (2.90m x 2.87m)

### FIRST FLOOR

### Landing

### Bedroom One
16'5 x 10'4 (5.00m x 3.15m)

### Bedroom Two
12'10 x 8'8 (3.91m x 2.64m)

### Bedroom Three
9'5 x 7'5 (2.87m x 2.26m)

### Bathroom

### EXTERNALLY

### Rear Garden

### Two Designated Parking Spaces




### Directions








LOV

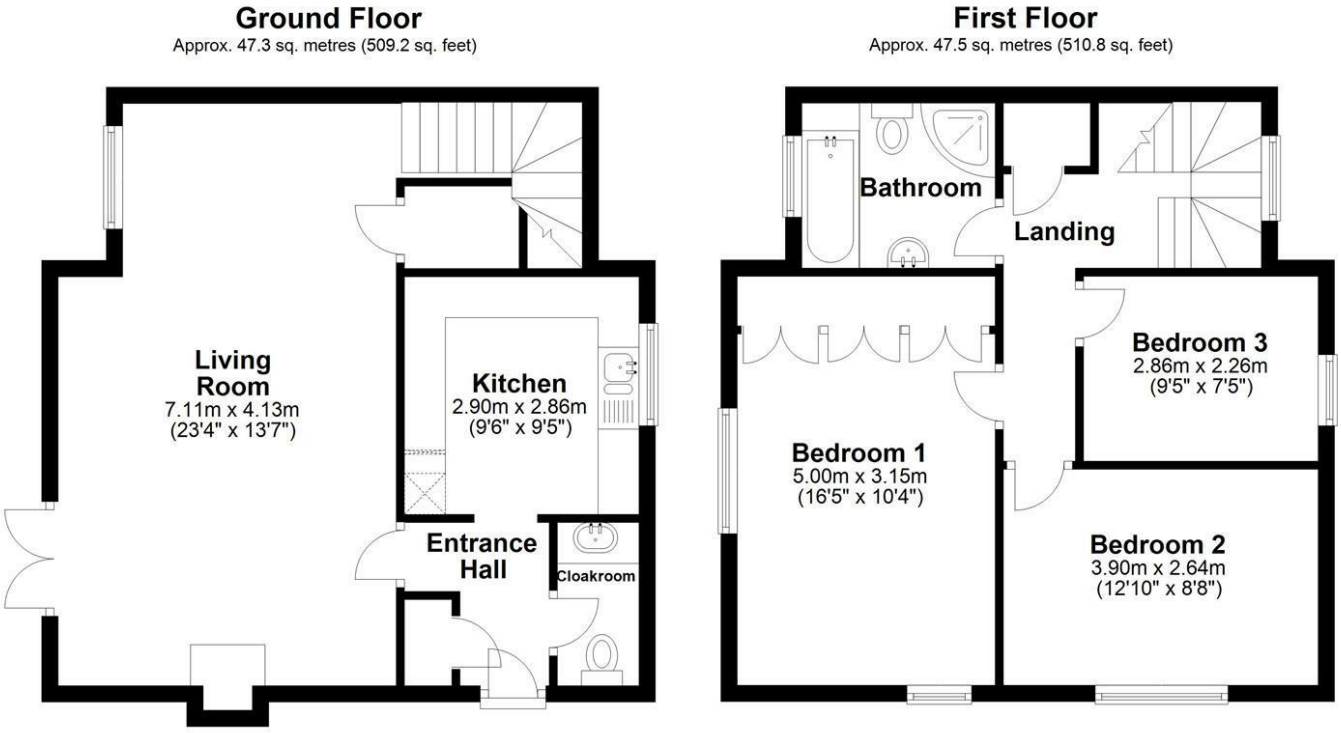








# Floor Plan




Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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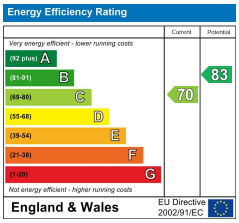


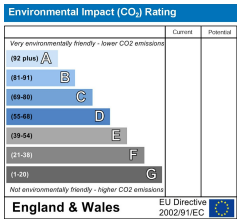


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