



## 20 Oldfield Rise Whitwell, SG4 8AP

Quietly situated in a small private close in the charming Hertfordshire village of Whitwell, a detached chalet style residence which offers flexible and spacious accommodation, with rooftop views over the Mimram valley. The versatile nature of the accommodation provides an opportunity to utilise existing rooms and have up to 6 bedrooms if required. This much loved family home would benefit from cosmetic improvement.

**Offers in excess of £550,000**

# 20 Oldfield Rise

## Whitwell, SG4 8AP



- A detached chalet style house offering versatile accommodation, built in 1964
- Three further bedrooms on the first floor and a shower room
- Harpenden 6.6 miles, Hitchin town centre 6.6 miles
- Living room, family room, study and spacious kitchen
- Attached garage with parking space in front
- Village store/post office, Doctors surgery, great pub, tea rooms, mobile butchers and fish van (visit weekly)
- Main bedroom on the ground floor with shower room nearby
- Front and rear gardens

### GROUND FLOOR

Porch

Entrance Hall

Shower Room

Living Room

19'8 x 11'3 (5.99m x 3.43m)

Family Room

11'8 x 8'10 (3.56m x 2.69m)

Study

11'9 x 9'3 (3.58m x 2.82m)

Conservatory

10'11 x 10'3 (3.33m x 3.12m)

Kitchen/Breakfast Room

14'3 x 11'9 (4.34m x 3.58m)

### Bedroom One

12'7 x 11'6 (3.84m x 3.51m)

### Garage (attached)

15'10 x 9'6 (4.83m x 2.90m)

### THE FIRST FLOOR

#### Landing

#### Bedroom Two

11'4 x 10'8 (3.45m x 3.25m)

### Front and Rear Gardens

#### Bedroom Three

10'8 x 10'6 (3.25m x 3.20m)

#### Bedroom Four

10'9 x 6'7 (3.28m x 2.01m)

#### Shower Room

#### Store Room

7'4 x 5'8 (2.24m x 1.73m)

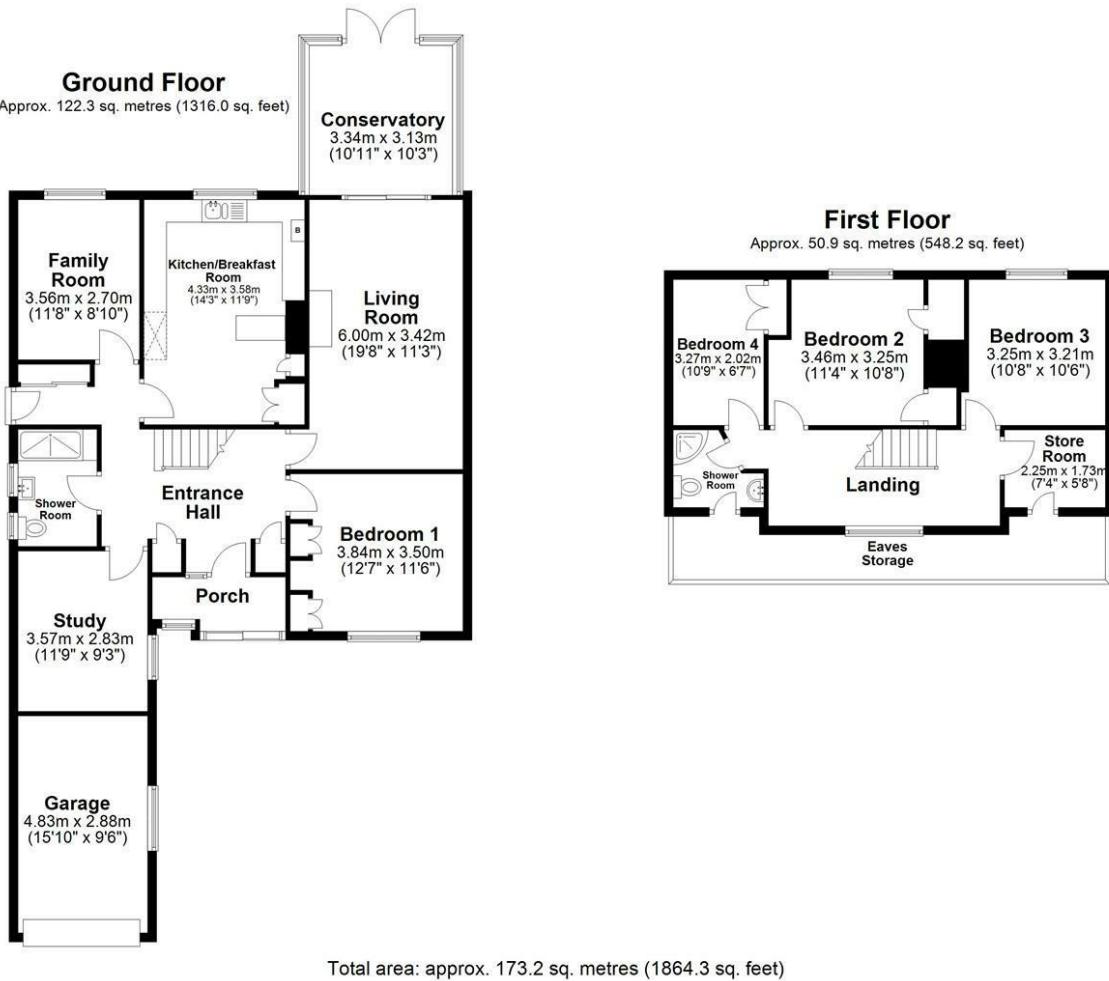
### EXTERNALLY



### Directions



# Floor Plan



Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	