



12 Chime Dell Whitwell, SG4 8BS

Constructed in 2020, this superb detached family home has a stunning interior which is equipped to a high modern standard, and set against a backdrop of rolling Hertfordshire countryside. CHAIN FREE.

Guide price £735,000

12 Chime Dell

Whitwell, SG4 8BS



- Constructed in 2020 and superbly well presented throughout
- Main bedroom with built in wardrobe and en suite shower room, 3 further bedrooms and family bathroom
- Gas central heating, double glazing and solar panels
- The living area incorporates a bay fronted living room, separate dining room, Study and cloakroom WC
- Generous detached double garage and further off street parking
- Friendly village community with a well regarded primary school, village shop, tennis club and public house
- Beautiful, well equipped kitchen incorporating double oven, gas hob with extractor above, integrated dishwasher, fridge freezer. Adjoining utility room.
- Professionally landscaped rear garden featuring beautifully stocked beds, ornamental pond and BBQ area
- Harpenden Station (6.9 miles), Hitchin Town Centre (6.8 miles)

GROUND FLOOR

Entrance Hall	
Cloakroom	
Living Room 17'5 max x 11'5 (5.31m max x 3.48m)	
Dining Room 11'5 x 11' (3.48m x 3.35m)	
Study 8'6 x 6'9 (2.59m x 2.06m)	
Kitchen 14' x 9'7 (4.27m x 2.92m)	
Utility Room 8' x 4'5 (2.44m x 1.35m)	

FIRST FLOOR

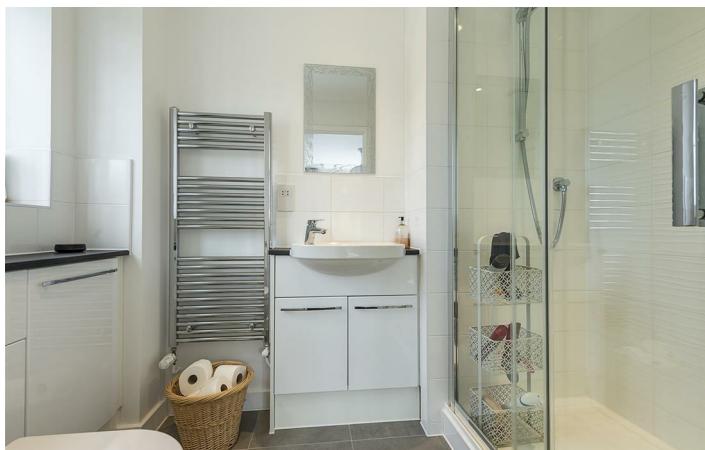
Landing	
Bedroom One 14'1 x 11'5 (4.29m x 3.48m)	
En Suite Shower Room	
Bedroom Two 13'11 max x 9'10 (4.24m max x 3.00m)	
Bedroom Three 10'4 x 8'10 max (3.15m x 2.69m max)	
Bedroom Four 10' x 7'11 (3.05m x 2.41m)	
Family Bathroom	

EXTERNALLY

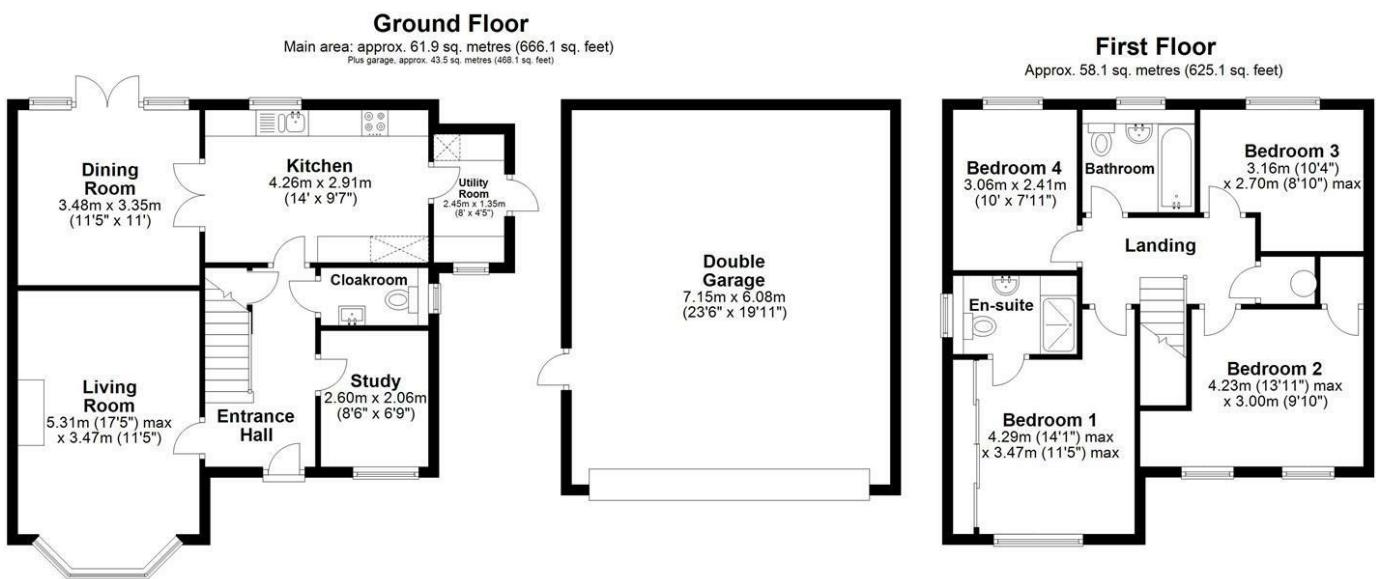
Spacious Detached Double Garage 23'6 x 19'11 (7.16m x 6.07m)
Further drive for parking
Professionally Landscaped Rear Garden
Lawned Frontage



Directions



Floor Plan



Main area: Approx. 120.0 sq. metres (1291.2 sq. feet)
 Plus garage, approx. 43.5 sq. metres (468.1 sq. feet)

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

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC