



26 Bradway Whitwell, SG4 8BE

An attractive detached residence with a well cared for interior and an attractive garden backing countryside. The property offers two reception rooms, three bedrooms and a notable refitted family bathroom. The village is very friendly and has a general store/post office, delightful pub, doctors surgery and popular village school.

Guide price £600,000

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- Very appealing detached house, well presented throughout
- Modern Fitted kitchen with integrated double oven, gas hob, overhead extractor, dishwasher. Adjoining utility room
- Front garden and rear garden backing onto farmland
- Spacious entrance hall and cloakroom/wc
- Three spacious bedrooms and beautifully fitted family bathroom
- Charming Hertfordshire village with Doctors, village store, lovely pub and tea rooms
- Lounge and separate dining room
- Garage and driveway for 2 cars
- Harpenden town centre (6.5 miles), Hitchin town centre (6 miles). Both have mainline stations

GROUND FLOOR

Entrance Hall

Cloakroom WC

Lounge

17'7 x 13'2 (5.36m x 4.01m)

Dining Room

13'2 x 8'6 (4.01m x 2.59m)

Kitchen

13'7 max x 13'2 (4.14m max x 4.01m)

Utility Room

7'3 x 5'10 max (2.21m x 1.78m max)

FIRST FLOOR

Landing

Bedroom One

17' max x 10'11 (5.18m max x 3.33m)

Bedroom Two

13'3 x 10'11 (4.04m x 3.33m)

Bedroom Three

10'10 x 10'3 (3.30m x 3.12m)

Bathroom

EXTERNALLY

Garage (attached)

Drive Space (2 cars)

Front Garden

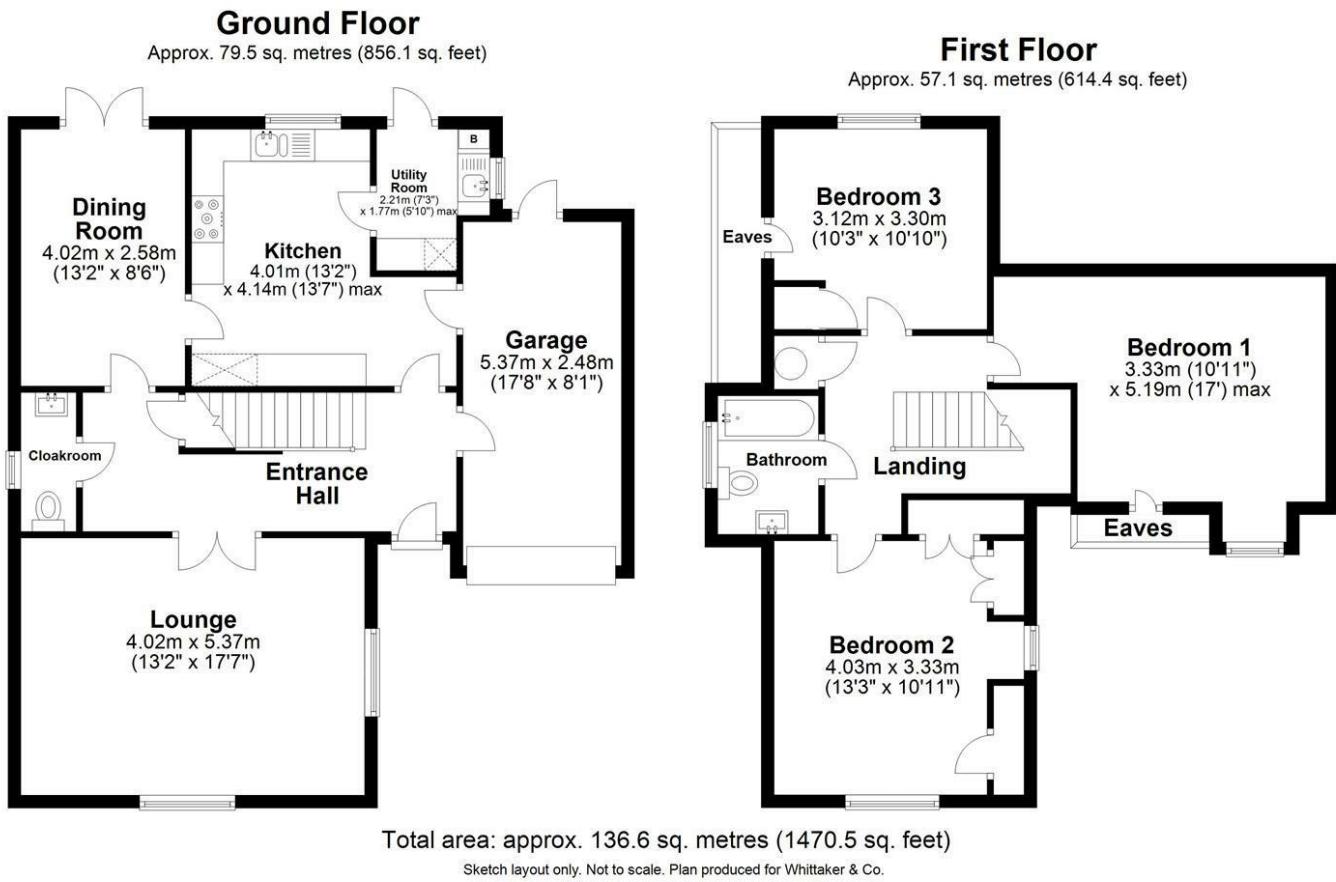
Rear Garden



Directions



Floor Plan



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		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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			