



## 37 High Street Whitwell, SG4 8AJ

A beautifully presented detached character house, which is set within a generous plot extending to approximately 0.27 of an acre, in an elevated position, with countryside views above rooftops over the Bowes-Lyon Estate. This impressive house provides over 2228 sq ft of accommodation, which includes a well fitted kitchen and a stunning master bedroom with dressing room and en suite shower room.

**Guide price £1,195,000**

# 37 High Street Whitwell, SG4 8AJ



- Superb detached gable fronted detached residence with a beautiful interior
- Located on a hillside and set back some 100 feet from the High street
- Principal bedroom with dressing area and en suite shower room
- Bedroom 2 with en suite shower room, 2 further bedrooms and a family bathroom
- Double width detached garage with large loft and plenty of additional parking on the drive
- Whitwell features a village store/post office, Pre school and primary school, tea room and Doctors surgery and the 'Bull' pub with its large garden, which is well supported by the local community.
- 4 attractive reception rooms and a separate study
- Well tended and generously proportioned rear garden
- Harpenden town centre (6.7 miles), Hitchin town centre (6 miles). Both have mainline stations

## GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

17'9 x 12'5 (5.41m x 3.78m)

Dining Room

12'2 x 12'2 (3.71m x 3.71m)

Snug

11'11 x 9'11 (3.63m x 3.02m)

Study

8'11 x 6'11 (2.72m x 2.11m)

Family Room

14'9 x 12'6 (4.50m x 3.81m)

Kitchen

17'4 x 9'11 (5.28m x 3.02m)

Utility Room

FIRST FLOOR

Landing

Principal Bedroom

15'8 x 12'11 (4.78m x 3.94m)

Dressing Area

9'8 x 5'11 (2.95m x 1.80m)

En Suite Shower Room

Bedroom Two

20'1 x 11'11 max (6.12m x 3.63m  
max)

En Suite Shower Room

Bedroom Three

12'4 x 11'10 (3.76m x 3.61m)

Bedroom Four

11'9 x 10 (3.58m x 3.05m)

Family Bathroom

EXTERNALLY

Driveway Parking

Double Width Garage

19'4 x 15'4 (5.89m x 4.67m)

Front Garden

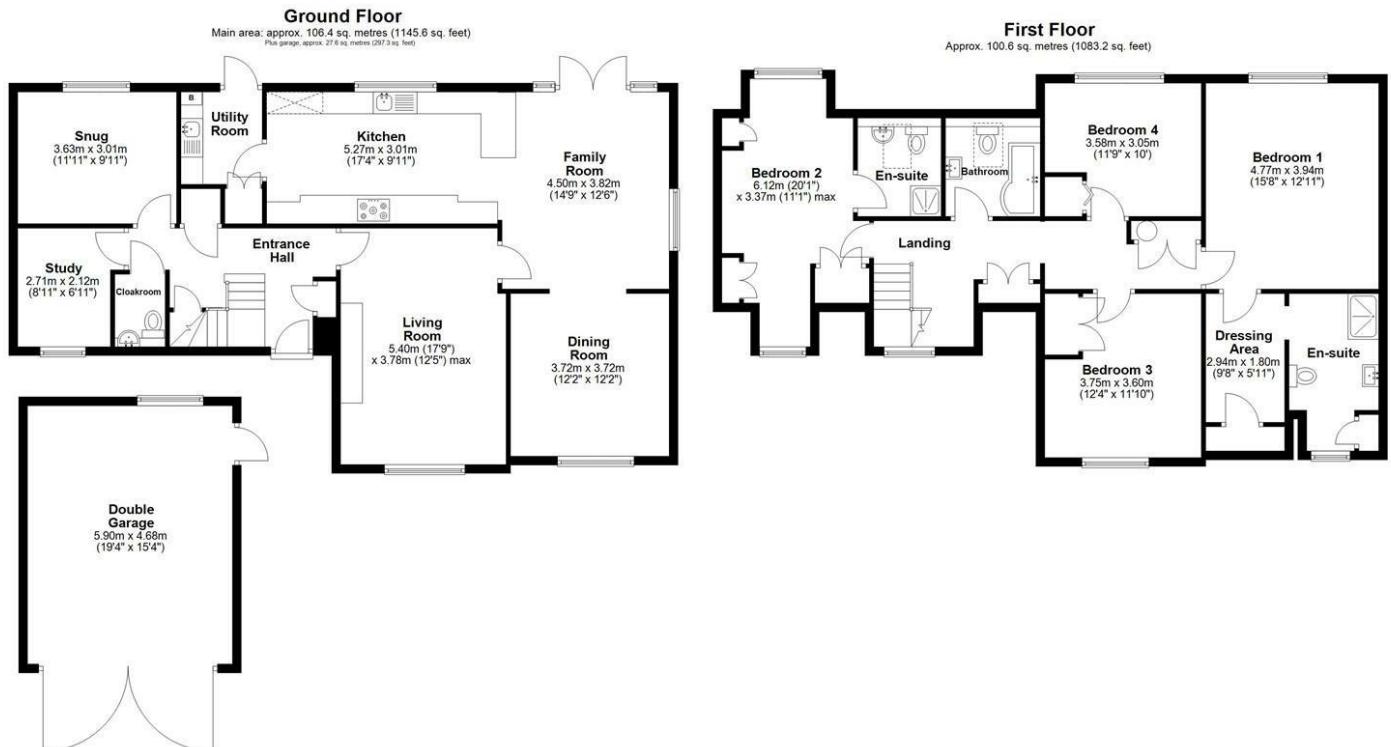
Rear Garden



Directions



## Floor Plan



Main area: Approx. 207.1 sq. metres (2228.8 sq. feet)

Plus garage: approx. 27.6 sq. metres (297.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(69-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			