



PUTTERILLS

est. 1992

3 The Heath
Breachwood Green SG4 8PJ
£265,000

This delightful cottage dates back to the turn of the century and benefits from an extension and modernising in recent times.

The windows have been replaced with upvc double glazing and there is gas central heating, keeping the cottage warm throughout the winter. The re-fitted kitchen is a modern with an integrated oven, hob, extractor and dishwasher. Bedroom one offers superb countryside views over fields. Externally, there is a courtyard garden with ample space for alfresco dining. We have been advised that there is an allotment which can be rented for £15 a year should more outside space be required.

Breachwood Green is a wonderful semi-rural village located within Hertfordshire's metropolitan Green Belt. The village provides a lovely public house and a well-regarded JMI school, and the larger towns of Harpenden, Luton and Hitchin are all within a short drive with their larger shopping facilities and schools. The M1 is just a ten minute drive away and access to London on train is available from Luton Parkway (fast train 23 minutes) and Harpenden.

GROUND FLOOR

SITTING ROOM 11'8 X 11'8

Feature fireplace

KITCHEN/DINER 12'7 X 5'5

FIRST FLOOR

BEDROOM 1 11'7 X 10'2

Views over countryside

BEDROOM 2 9' X 7'4 (2.74m

EXTERNAL

GARDEN

TENURE

Freehold

EPC

EER: C

FLOORPLAN DISCLAIMER

Floorplans are provided for

guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL

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MONEY LAUNDERING

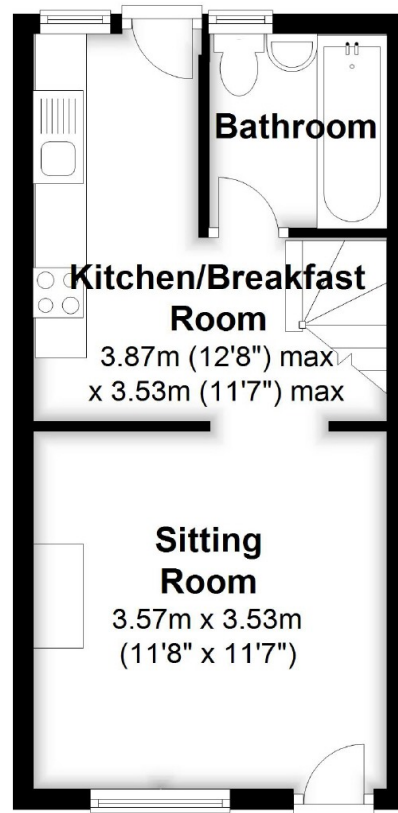
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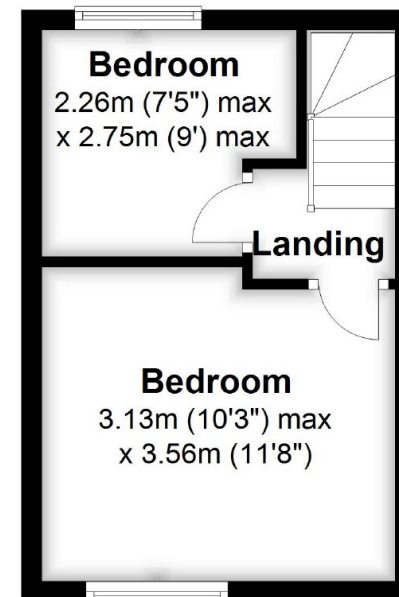
Ground Floor

Approx. 26.6 sq. metres (286.3 sq. feet)



First Floor

Approx. 19.4 sq. metres (208.9 sq. feet)



Total area: approx. 46.0 sq. metres (495.2 sq. feet)



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