



Windmill Road, Breachwood Green, SG4 8PG

Price £350,000



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An extremely well presented light and spacious three bedroom character home located on the outskirts of this Hertfordshire village enjoying fabulous views across stunning open countryside.

The accommodation comprises; entrance hall, cloakroom, living room, dining room and attractive kitchen on the ground floor. The first floor has three bedrooms and refitted bathroom. Externally there is a courtyard garden with outbuildings and a long driveway.

### ACCOMMODATION

**Entrance**  
Door into:

**Porch**  
Window to front and side, door to:



## Hall

Stairs to first floor, doors off:

**Living Room 14'11 x 10'11 (4.55m x 3.33m)**

Radiator, fireplace with gas fire, television point, window to front.

**Dining Room 11'9 x 9'9 (3.58m x 2.97m)**

Radiator, window to front, opening through to:

**Kitchen 15'4 x 9'0 max (4.67m x 2.74m max)**

A range of floor and wall mounted units, work surface with inset sink unit, space and services for range cooker, washing machine and fridge freezer, built in cooker hood, windows to rear.

## Rear Lobby

Door to rear garden, door to:

## Cloakroom

Wash handbasin, close coupled wc, frosted window to rear.

## FIRST FLOOR

### Landing

Window to front, door off:

**Bedroom One 11'11 x 9'11 max (3.63m x 3.02m max)**

Radiator, window to front enjoying stunning views across open countryside.

**Bedroom Two 12'1 x 9'0 (3.68m x 2.74m)**

Radiator, window to rear.



**Bedroom Three 10'11 x 7'6 max  
(3.33m x 2.29m max)**

Radiator, window to front again  
enjoying stunning rural views.

### **Bathroom**

Superb refitted white and chrome  
suite comprising, bath with  
shower unit above, vanity wash  
handbasin and concealed flush wc,  
fully tiled floor and walls, chrome  
towel radiator, extractor fan.

### **EXTERIOR**

#### **Front Garden**

Deep frontage laid to lawn, long  
driveway providing parking for  
numerous cars.

#### **Rear Garden**

Paved patio area with shed  
outside tap, gate to rear providing  
side access.

#### **Viewing Information**

BY APPOINTMENT ONLY THROUGH  
PUTTERILLS HERTFORDSHIRE,  
THROUGH WHOM ALL  
NEGOTIATIONS SHOULD BE  
CONDUCTED.

#### **Environmental Impact Rating**

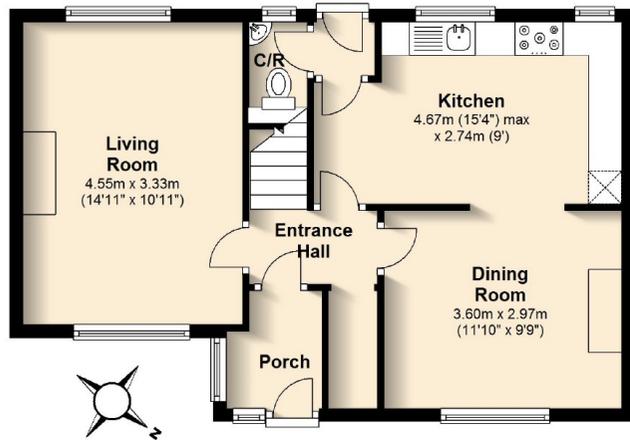
The environmental impact rating is  
a measure of a home's impact on  
the environment in terms of  
carbon dioxide (CO<sub>2</sub>) emissions.  
The higher the rating, the less  
impact it has on the environment.





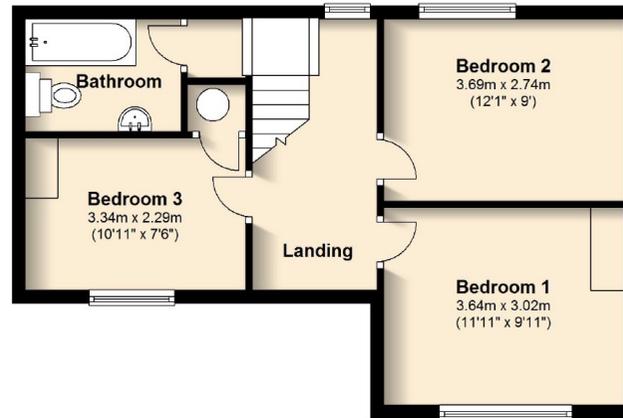
### Ground Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 92.3 sq. metres (994.0 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.

### Energy Performance Certificate



3, Windmill Road, Breachwood Green, HITCHIN, SG4 8PG  
 Dwelling type: Mid-terrace house Reference number: 8704-7820-2740-3849-0992  
 Date of assessment: 11 October 2014 Type of assessment: RDSAP, existing dwelling  
 Date of certificate: 11 October 2014 Total floor area: 87 sqm

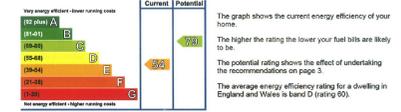
Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,336
Over 3 years you could save	£ 876

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 162 over 3 years	
Heating	£ 2,556 over 3 years	£ 2,056 over 3 years	
Hot Water	£ 513 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 3,336</b>	<b>£ 2,400</b>	<b>You could save £ 876 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 243	✓
2 Floor insulation	£800 - £1,200	£ 127	✓
3 Low energy lighting for all fixed outlets	£40	£ 92	✓

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/saveenergy](http://www.direct.gov.uk/saveenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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