



PUTTERILLS

est. 1992

43 High Street, Whitwell, Hitchin, SG4 8AJ

Offers in excess of £360,000

A beautifully presented period cottage benefitting from a delightful garden with a south westerly aspect in a desirable village location.

This charming period cottage has been looked after and improved by the current owners, and is beautifully presented throughout. The property offers some stunning character features, including open fireplace, exposed beams and latch doors. The accommodation includes a generous size sitting room with open fire and woodburning stove, and recently fitted solid oak flooring, leading through to an open plan kitchen/dining room. To the first floor there are three bedrooms and family bathroom. Externally the property offers a very useful home office/studio. Should more accommodation be required, the owners have planning permission for a ground floor extension (ref: 20/01124/fph). Externally the property also offers a blockway driveway providing off road parking, front garden, mature rear garden benefitting from a south westerly aspect and measuring, in total, 45' x 23'. The property further benefits from a raised decking area leading to a home office/studio.

Located in the heart of the village of Whitwell, the house is well placed to access the local shop/post office, a general store, a popular primary school, doctor's surgery and local pubs. More comprehensive facilities can be found in neighbouring towns with their wide range of shopping and leisure opportunities, including a good choice of mainline railway stations, the closest being Knebworth at just over five and a half miles. For those wishing to drive the A1M (J6) is 7.4 miles away, which links into the motorway network at junction 23 of the M25. The Georgian town of Hitchin with its vibrant market square and popular eateries is only around 6 miles north of the parish. Whitwell is within easy reach of both private and state schools, including Princess Helena Girls School, Queenswood School, Hitchin Boys and Girls schools, Sherrardswood School and Kingshott School. Whitwell is also in the catchment area for Harpenden schools. At just over half a mile away, the local primary school of St Paul's Walden is very popular due to small class sizes and its rural outlook. Hitchin 6.1 miles - mainline station with fast regular services into Kings Cross and the City from 23 minutes, Knebworth 5.6 miles, Welwyn North 6.1 miles, Harpenden 6.6 miles, A1M (J6) 7.4 miles. M1 8.4 miles.

SITTING ROOM 18' 9" x 10'10"
(5.49m x 3.30m)

KITCHEN AREA 10'9" x 7'2" (3.28m x 2.18m)

DINING ROOM AREA 10'11" x 9'9"
(3.33m x 2.97m)

FIRST FLOOR

BEDROOM ONE 11'9" x 10'1"
(3.58m x 3.07m)

BEDROOM TWO 8'7" x 10'8"
(2.62m x 3.25m)

BEDROOM THREE 7'2 x 7'11"
(2.18m x 2.41m)

FAMILY BATHROOM 6'8" x 6'10"
(2.03m x 2.08m)

EXTERNALLY

HOME OFFICE / STUDIO 6'5" x 9'
(1.96m x 2.74m)

DRIVEWAY

GARDEN

TENURE

Freehold

EPC

EER: D

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

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

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







