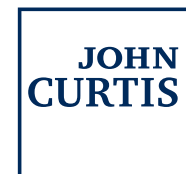




44 Bradway, Whitwell, Hertfordshire SG4 8BE

www.johncurtis.co.uk
Village & Country Homes





An extremely well presented 5 bedroom home with a pretty garden situated in the popular village of Whitwell. This detached home offers approx. 1800 square feet of accommodation plus a garage.



44 Bradway

Whitwell, Hertfordshire

Price guide £660,000

Harpenden Town Centre Station: 6 miles

Hitchin Town Centre: 6.8 miles

St Albans City Centre: 9.9 Miles

Luton International Airport: 6.1 Miles

M1 (J10): 8.3 Miles

A1M (J6): 5.7 Miles

GROUND FLOOR, Entrance Hall, Kitchen, Dining Room, Bathroom, LOWER GROUND FLOOR, Hallway, Living Room, Bedroom Two, En-Suite Shower Room, Bedroom Three, Bedroom Four, FIRST FLOOR, Landing, Bedroom One, En-Suite Shower Room, Bedroom Five, EXTERNALLY, Garage, Front Garden, Rear Garden

THE HOUSE AND GARDENS

On the ground floor there is an attractive entrance hall with built-in cloaks cupboard and cupboard housing hot water cylinder which is part of the gas fired central heating system which has a pressurised water supply. To the back of the house is a dining room with elevated views beyond rooftops to open countryside which is part of the Bowes Lyon Estate. There is a well fitted kitchen with a comprehensive range of wall mounted and floor standing storage units, ample work surfaces with an inset sink unit. The Falcon range cooker is a centrepiece of this beautiful kitchen and this has an extractor hood over. In addition there are integrated appliances that include a Bosch washing machine, Neff dishwasher and microwave and space for an American style fridge freezer and the kitchen is further complimented by ceramic tiles surrounds and ceramic tiled floor. The bathroom has a bath with raised back mixer tap shower attachment and folding glass screen together with a matching pedestal wash hand basin and low level flush WC and is further enhanced by complimentary ceramic tiling and a ladder style heated towel rail.

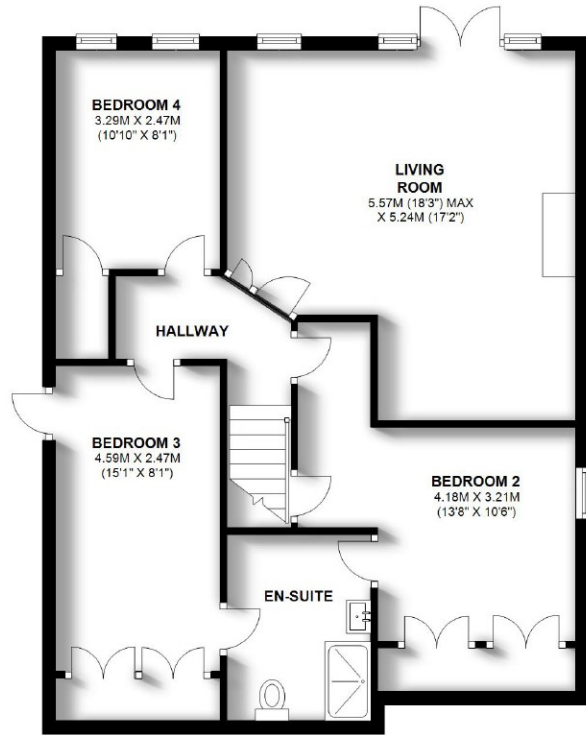
On the lower ground floor there is an inner hallway from which you access the stunning living room with ornamental fireplace and fitted gas fire and casement doors and full height picture windows either side opening to the paved terrace in the rear garden. Two bedrooms which both have built-in wardrobe furniture share a Jack & Jill shower room, incorporating a low level flush WC, wash basin, tiled shower cubicle, fully tiled walls and tiled floor. Whilst bedroom four currently functions as our clients study.

On the first floor, the master bedroom is a bright spacious dual aspect room with dormer windows to front and rear and also has the benefit of an en-suite shower room which is very tasteful and incorporates a white suite of shower cubicle, pedestal wash hand basin and close coupled WC. There is also a built-in cupboard. Bedroom five has a range of fitted wardrobes and currently functions as dressing room to the main bedroom.

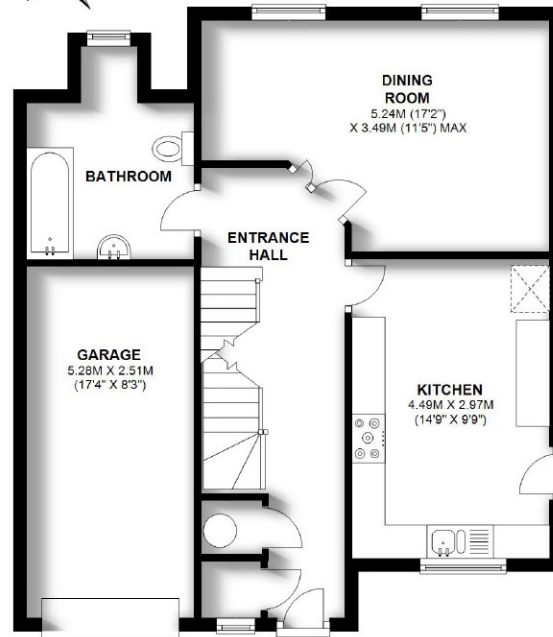
Externally, the rear garden has a shaped lawn, paved patio area and beds stocked with an extensive selection of mature shrubs and flowering plants. In one corner there is a pergola feature supporting a wisteria and this also has a paved patio below and the boundaries are formed by timber panel fencing. To the front of the property there is a lawned frontage with a flowering cherry the base of which is bordered by a neat box hedge and there is driveway parking for 3 vehicles together with an automatic up and over door opening in to the single garage.



LOWER GROUND FLOOR
APPROX. 77.2 SQ. METRES (831.2 SQ. FEET)



GROUND FLOOR
APPROX. 65.2 SQ. METRES (701.5 SQ. FEET)



FIRST FLOOR
APPROX. 38.7 SQ. METRES (416.7 SQ. FEET)



TOTAL AREA: APPROX. 181.1 SQ. METRES (1949.4 SQ. FEET)

For identification purposes only. Not to scale. Outbuilding not included in square footage.
Plan produced using PlanUp.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information to you, especially if you are contemplating travelling to view the property.

Energy Performance Certificate



44, Bradway, Whitwell, HITCHIN, SG4 8BE

Dwelling type: Detached house Reference number: 2458-8085-7205-4646-9960
 Date of assessment: 25 May 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 May 2016 Total floor area: 174 m²

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

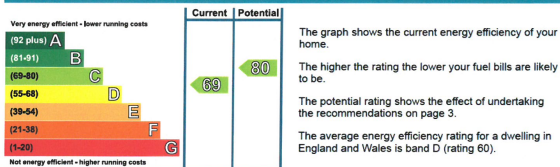
Estimated energy costs of dwelling for 3 years:	£ 3,936
Over 3 years you could save	£ 594

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 270 over 3 years	
Heating	£ 3,003 over 3 years	£ 2,826 over 3 years	
Hot Water	£ 492 over 3 years	£ 246 over 3 years	
Totals	£ 3,936	£ 3,342	

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 Low energy lighting for all fixed outlets	£100	£ 144	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 303	✓
3 Solar water heating	£4,000 - £6,000	£ 150	✓

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/savingenergy 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.



GENERAL

Services: All mains services are connected

Council Tax: The property is in tax band G

Local authority: North Hertfordshire

DIRECTIONS

Finding the property is easy, Whitwell is located North of Kimpton Village on the B651. You would approach from the Hitchin Road, on reaching the Water Tower to your left, this road becomes Horn Hill and shortly after starting to descend down into the village, you will find Bradway as the third turning on your right. Drive to the end and take a right turn into this development.

Viewing strictly by appointment through John Curtis in assoc. with Hamptons International
 Call us on 01582 839200 for free valuations and advice
 Visit us at 35 High Street, Wheathampstead, Herts AL4 8BB
 Email enquiries@johncurtis.co.uk