



£465,000

*Whiteley Close, Dane End*

## Whiteley Close, Dane End, SG12 0NB

Keith Ian are pleased to present this deceptively spacious PURPOSE BUILT FOUR BEDROOM SEMI DETACHED family home, situated in the peaceful village of Dane End. This property offers four well proportioned bedrooms, with a family bathroom upstairs. Downstairs there is a large lounge/diner with multi fuel burner, offering patio doors to the garden at the rear and an extended kitchen which has contemporary modern units and room for a dining table. The garage has been converted and would make an ideal home office or if desired a 5th bedroom as there is a shower installed. Other benefits include a driveway, downstairs toilet, and a good size garden.

Dane End is located 29 miles North of Central London and within easy reach of the capital and other large towns via it's many road links such as the A10 and A602 to the A1(M). The village offers a convenience store, pub and tea room. The Old Bourne and Dane End Tributary run through the village boasting and there are plenty of scenic countryside walks.

Watton-at-Stone mainline station is located approximately 3.5miles from the property and offers services into Kings Cross in around 50minutes. Other services are available from Ware into Liverpool Street.





**Entrance Hall**

**Lounge/ Diner**

24'2 x 11

**Kitchen**

20'7 x 9'3

**Office/ Bedroom 5**

16 x 8'1

**Downstairs WC**

**Bedroom One**

13' x 9'1

**Bedroom Two**

9'10 x 9

**Bedroom Three**

11' x 9'1

**Bedroom Four**

9'2 x 6'5

**Bathroom**

**Garden**

**Council Tax**

Band D

Annual charge £2,087.07 - 2022/2023

**what3words**

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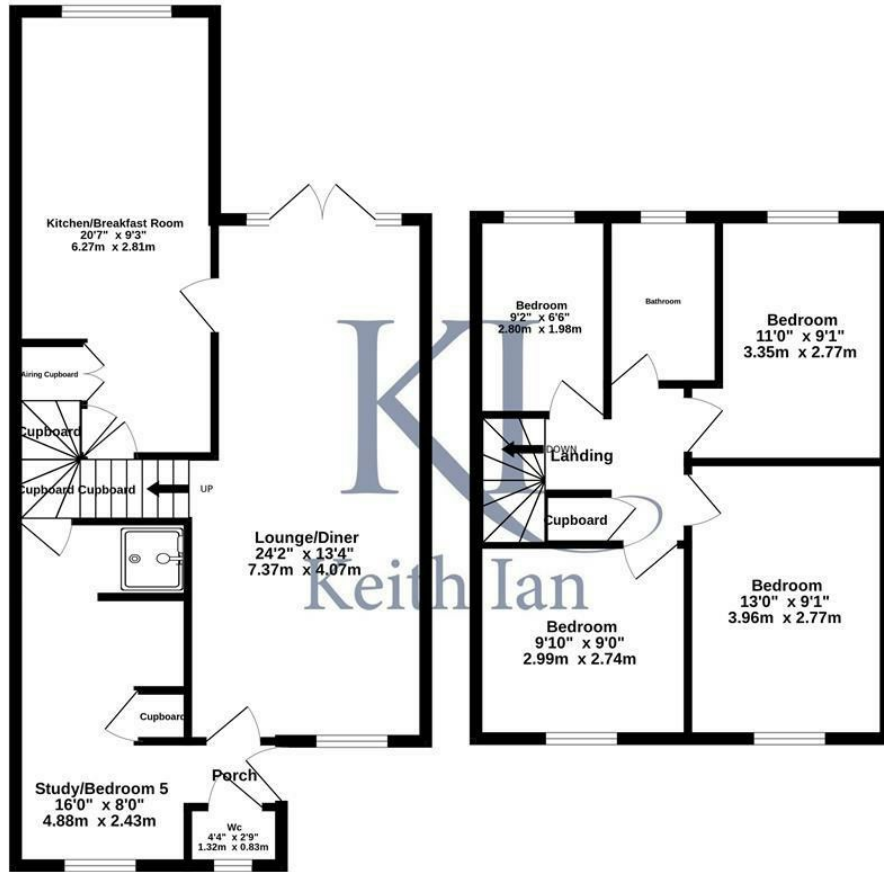






Ground Floor  
619 sq.ft. (57.6 sq.m.) approx.

1st Floor  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 47                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 82        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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