



6 WHITWELL ROAD
ST. PAULS WALDEN



6 Whitwell Road

St. Pauls Walden
Hertfordshire SG4 8BU

Guide Price £450,000

A deceptively spacious and greatly improved family style home, standing on a large private plot within this attractive semi rural location.

The property retains many character features that have been enhanced with modern quality fittings to create both a stylish and practical home. The accommodation features an entrance hall, a dual aspect sitting room with a central fireplace incorporating a cast iron log burner. A refitted bathroom with separate shower cubicle, large conservatory plus an impressive fitted social kitchen with built in appliances and dining area. Upstairs there are three good sized double bedrooms.

St Pauls Walden is a small hamlet of predominantly period properties surrounded by attractive open countryside and located approximately 5 miles to the south of Hitchin. Within St Pauls Walden is The Strathmore Arms public house plus the vibrant village of Whitwell with its Post office store is approximately 1 mile away.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Part glazed composite entrance door opening to:-

ENTRANCE HALL

Stairs to first floor. Porcelain tiled floor. Glazed doors to sitting room and social kitchen with dining area. Door to bathroom. Under floor heating. Door to deep built in storage cupboard with hanging rails. Wall mounted Wall Star oil fired central heating boiler (not tested).

SITTING ROOM

14'11" x 10'10" (4.55m x 3.30m)

Dual aspect room with uPVC double glazed windows to front and rear. Exposed brick central fireplace with slate hearth, solid fuel log burner and oak mantle. TV point. Vertical radiator. Corniced ceiling. Built in storage cupboards and shelving.

BATHROOM

8'9" x 5'3" (2.67m x 1.60m)

Plus recess housing shower cubicle. uPVC double glazed frosted internal window to rear. Refitted modern white suite featuring free standing bath with chrome mixer taps. Ceramic wash hand basin with vanity unit below. Push button concealed cistern Low Level W.C. Part ceramic tiled walls. Porcelain tiled floor. Under

floor heating. Walk in ceramic tiled shower cubicle with screen and Mira Decor shower unit (not tested) with fixed and flexible shower heads. Recessed feature LED lighting. Under stairs storage area. Recessed spot lights. Extractor fan.

SOCIAL KITCHEN WITH DINING AREA

19'3" x 12 (5.87m x 3.66m)

Dual aspect room with uPVC double glazed window to front and uPVC double glazed French style doors to conservatory. Kitchen is fitted with a matching range of dark and light grey shaker style units with wall mounted and floor standing storage cupboards with soft close doors and drawers. Double ceramic sink unit with mixer taps. Quartz worktops with matching upstands. Integrated dishwasher (not tested). Siemens eye level microwave (not tested). Integrated fridge and separate freezer (not tested). Tall upright larder cupboards. Under unit LED lighting. Freestanding Belling electric range cooker with 5 ring hob, two ovens and grill (not tested). Recessed spot lighting. Continuous porcelain tiled floor from entrance hall with under floor heating. Dining area with high moulded skirting boards.

CONSERVATORY

24'9" x 9'8" (7.54m x 2.95m)

of uPVC double glazed construction standing on a low level brick wall base with polycarbonate roof and

various opening windows. Power and light. Double panelled radiator. Plumbing for washing machine and tumble dryer. Door to rear garden.

ON THE FIRST FLOOR

LANDING

uPVC double glazed window to rear. Access to loft space. Oak doors to all three bedrooms.

BEDROOM ONE

14'8" x 10'4" (4.47m x 3.15m)

uPVC double glazed window to front. Central chimney breast with cast iron fireplace surround with patterned ceramic tiled hearth. Two built in wardrobe cupboards. Roll top radiator. Recessed storage area over stairs with exposed timbers. TV point.

BEDROOM TWO

14'10" x 9'11" (4.52m x 3.02m)

uPVC double glazed window to front. built in wardrobe. Central chimney breast with cast iron fireplace surround and patterned ceramic tiled hearth. TV point. Roll top radiator. Laminated flooring.

BEDROOM THREE

12'5" x 9 (3.78m x 2.74m)

uPVC double glazed window to rear. Laminated flooring. TV point. Roll top radiator. Built in airing cupboard with lagged hot water tank and linen shelving.



OUTSIDE

AT THE FRONT

The front garden is enclosed by panelled fencing and mature hedging. It is mainly laid to gravel for the ease of maintenance and enjoys attractive views across All Saints Church. Outside light and tap plus a paved pathway that runs past the neighbouring property to Whitwell Road.

AT THE REAR

150 x 30 approx (45.72m x 9.14m approx)

The large private rear garden is a particular feature of the property. It is enclosed by panelled fencing and enjoys an easterly aspect. To the immediate rear of the property is a crazy paved patio area with steps leading up to a substantial lawn area with various flower and shrub borders. A decked walkway then leads to an additional lawn area with a raised timber deck, various fruit trees and steps leading to the gym/summer house.

BRICK BUILT SHED

9'11 x 8 (3.02m x 2.44m)

With power and light connected.

HOME GYM/SUMMER HOUSE

12'9 x 8'11 (3.89m x 2.72m)

Of timber construction with power and light connected plus multi pane entrance doors and side window.

Attractive views across the garden towards All Saints Church.

AGENTS NOTE

We are advised by our clients that Number 6 enjoys a right of access across the rear garden of 4 Whitwell Road (the neighbouring garden) This provides access to a communal side path that leads down to Whitwell Road.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

Current D
Potential B

FLOOR AREA

Approx 126sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

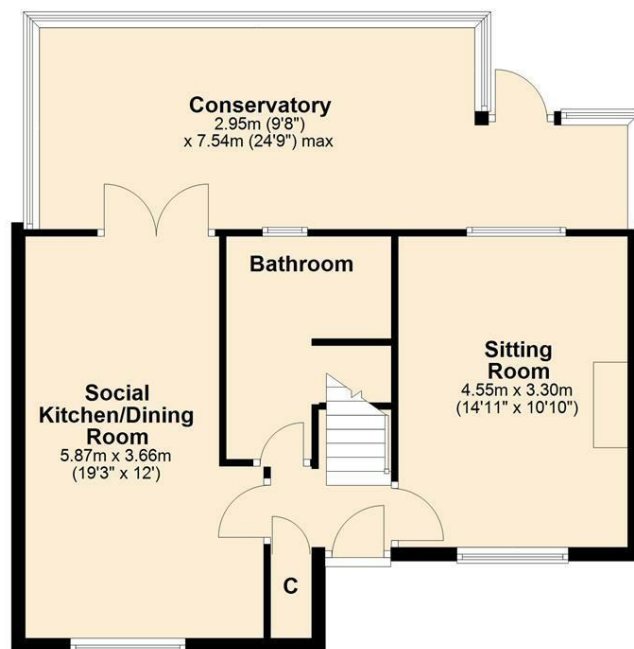
TENURE - FREEHOLD

We are advised that this property is Freehold.

VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

Ground Floor



First Floor



6 Whitwell Road, St Pauls Walden