



**Connells**

Chapel Road  
Breachwood Green Hitchin



# Chapel Road Breachwood Green Hitchin SG4 8NU

for sale  
**£795,000**



## Property Description

Connells introduce a magnificent four bedroom detached in the highly desirable village of Breachwood Green within the Hertfordshire border. As you approach the property you are greeted with an expansive driveway adequate for multiple vehicles whilst also offering stunning greenery and a garage. Upon entering the property you are welcomed into the entrance hall which has multiple access routes to the remainder of the ground floor. The ground floor boasts a downstairs w/c, a kitchen/breakfast room, lounge, a further reception room and an octagonal third reception room used as a dining space. The layout makes the property adaptable for every need, it is an ideal space for families, and also social entertaining. The upper floor of the property houses an impressive four bedrooms each offering their own benefits. Two of the bedrooms include en-suites as well as offering a family bathroom.

Externally the property offers a glorious rear garden, ideal for evening entertaining with ample space for multiple uses. The garden also features a summer house, green house, a shed, a pond and a stunning water feature. In addition to this property's splendid features, it is conveniently located close to Luton airport and the M1 motorway, ideal for commuting. The property is also within walking distance to Breachwood Green primary school. This property boasts a fantastic home surrounded by quaint countryside and parks as well as having easy access to local amenities making it the perfect balance.

## Entrance Hall

Double glazed window and door to front. Telephone point.

## Downstairs W/C

Fitted with low level wc. Wash hand basin. Partly tiled. Radiator. Double glazed window to side.

## Lounge

15' 11" x 14' 11" ( 4.85m x 4.55m )  
Double glazed window to front. TV point. Gas fire. Radiator.

## Reception Room

19' 5" x 5' 10" ( 5.92m x 1.78m )  
Double glazed bi folding doors to rear. Double glazed window to front. Radiator.

## Octagonal Reception Room

17' 10" x 19' ( 5.44m x 5.79m )  
Double glazed velux window to side. Double glazed windows to side and rear. Radiator. Telephone point.

## Kitchen/Breakfast Room

15' 5" x 10' 1" ( 4.70m x 3.07m )  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Gas hob and oven. Cooker hood. Plumbing and space for appliances. Radiator. Loft access. Double glazed window to rear.

## Landing

Loft access. Loft ladder. Airing cupboard.

## Bedroom One

9' 5" x 14' 10" ( 2.87m x 4.52m )  
Double glazed window to front. Fitted wardrobes. Loft access. Radiator. TV and Telephone point.

## En-Suite

## Bedroom Two

8' 9" x 11' 11" ( 2.67m x 3.63m )  
Double glazed window to rear. Radiator.

## En Suite

Fitted with low level wc. Wash hand basin. Radiator. Partly tiled. Extractor

fan.

### Bedroom Three

12' 1" x 11' 5" ( 3.68m x 3.48m )

Double glazed window to front. Fitted wardrobes. Radiator.

### Bedroom Four/ Study

11' 6" x 7' 5" ( 3.51m x 2.26m )

Double glazed window to front. Built in cupboard. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Radiator. Partly tiled. Double glazed window to rear.

### Outside

#### Front Garden

Off street parking. Laid to lawn. Artificial stream. Ferns.

#### Rear Garden

Patio. Laid to lawn. Summer house. Green house. Shed. Pond. Water feature.

### Garage

Up and over door. Power and light. Car pit. Plumbing for washing machine.

### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/STP307958](http://connells.co.uk/Property/STP307958)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STP307958 - 0007