



**Connells**

Orchard Way  
Breachwood Green Hitchin



# Orchard Way Breachwood Green Hitchin SG4 8NT

for sale  
**£400,000**



## Property Description

A beautifully presented 4-bedroom mid-terraced family home situated in a sought-after location in the popular rural village of Breachwood Green. The property is within an easy 15 mins driving distance of Harpenden High Street and Station.

The property arranged over 3 floors offers an entrance hall, large open plan kitchen/dining room/lounge and a cloakroom. On the first floor there are 2 bedrooms and a family bathroom. Whilst on the second floor there is a further two double bedrooms.

Outside offers a front garden, mainly laid to lawn overlooking a lovely green. To the rear is a good sized south facing garden with rear access gate and a versatile garden room. The property benefits from no onward chain.

## Entrance Hall

17' 1" x 6' 2" (5.21m x 1.88m)

Dual aspect windows to front and side, stairs ascending to first floor, built in storage for shoes and coats and a radiator.

## Kitchen

12' 3" x 11' 11" (3.73m x 3.63m)

Modern high gloss kitchen with windows overlooking green, open to lounge and consisting of a range of eye level and base units, contrasting work surface and glass splash back. Benefits from an integrated oven, hob and extractor as well as space for a full size fridge freezer, washing machine and a dish washer.

## Lounge

18' 7" x 11' 8" (5.66m x 3.56m)

Window and patio doors overlooking garden, open to kitchen, feature wall, understairs storage cupboard and a radiator.

## Cloakroom

5' x 2' 7" (1.52m x 0.79m)

Window to front and consisting of a WC, hand wash basin and a radiator.

## First Floor

### Landing

Windows overlooking garden, stairs to second floor and a radiator.

### Bedroom 1 First Floor

13' 3" x 10' 3" (4.04m x 3.12m)

Generous double bedroom with windows overlooking garden, built in wardrobe and a radiator.

### Bedroom 2 First Floor

9' 5" x 8' 11" (2.87m x 2.72m)

Good sized bedroom with windows to front, built in wardrobe and a radiator.

## Second Floor

### Bedroom 3

17' 5" x 8' 6" (5.31m x 2.59m)

Large double bedroom with dual aspect windows to rear and skylight and a radiator.

### Bedroom 4

14' 5" x 9' 5" (4.39m x 2.87m)

Another good-sized double bedroom with skylight and a radiator.

## Outside

To the front of the property is a good-sized garden overlooking a green, to the rear is a good sized south facing garden mainly laid to lawn with a decked patio area ideal for entertaining, rear access gate and a versatile garden room.















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**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
 HARPENDEN AL5 2SU

**EPC Rating: Awaited**

Tenure: Freehold

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