



## 31 Bradway

Whitwell, SG4 8BE

A skilfully extended and remodelled detached residence with a beautiful presented 'air conditioned' interior. Notable features include an impressive open plan kitchen/dining/family room with Bi-Fold doors to rear and a superb games room/bar.

The village has an excellent shop/post office, great junior school, friendly pub, tea rooms, tennis club and is surrounded by beautiful Hertfordshire countryside, making it a popular choice with families.

**Guide price £925,000**

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- An extensively modernised and extended detached residence with an 'air conditioned' interior.
- Stunning kitchen with island, quartz work surfaces, 2 Neff ovens, fridge/freezer and draw fridge, gas hob and dishwasher. Adjoining utility room.
- Detached double garage and drive parking for at least 6 more cars
- Bay fronted living room, home office and superb games room with bar
- Underfloor heating to kitchen, utility room and bathrooms
- Harpenden 6.6 miles, Hitchin town center 6.6 miles, London Luton Airport 6.6 miles
- Generously proportioned Kitchen/dining/family room which is well fitted and thoughtfully designed.
- 4 bedrooms, 2 en suite shower rooms and a family bathroom

## GROUND FLOOR

Entrance Hall

Cloakroom WC

Living Room

16'3 x 12'9 (4.95m x 3.89m)

Kitchen/Dining/Family Room

28'7 max x 19'8 (8.71m max x 5.99m)

Utility Room

8'11 x 7'11 (2.72m x 2.41m)

Home Office

14'2 x 8'8 (4.32m x 2.64m)

Games Room/Bar

16'3 x 15'11 (4.95m x 4.85m)

## FIRST FLOOR

Landing

Principal Bedroom

15'9 max x 14'8 max (4.80m max x 4.47m max)

En Suite Shower Room

Bedroom Two

12'9 x 11'10 (3.89m x 3.61m)

En Suite Shower Room

Bedroom Three

9'9 x 8'8 (2.97m x 2.64m)

Bedroom Four

9'9 x 8'6 (2.97m x 2.59m)

Family Bathroom

## EXTERIOR

Detached Double Garage

19'2 x 18'7 (5.84m x 5.66m)

Extensive Paved Off Street Parking Area

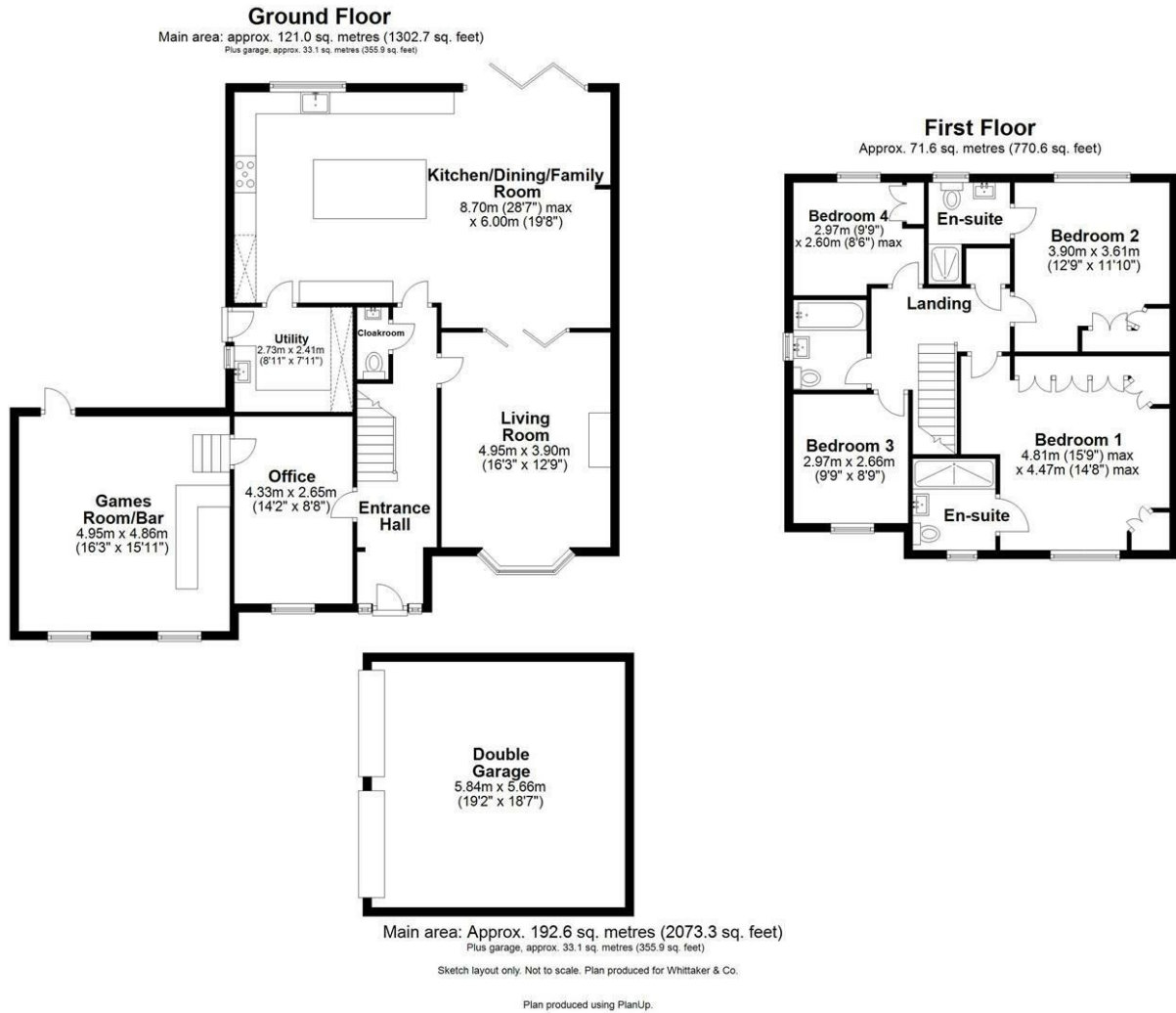
Rear Garden



Directions



# Floor Plan



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