



## 52a High Street Whitwell, SG4 8AG

A unique and well proportioned residence with a beautiful landscaped garden. Located in the heart of this friendly Hertfordshire village, it is conveniently located near to the village store/post office, doctor's surgery, well regarded primary school and 'The Bull' public house, where you're assured of a warm welcome. Surrounded by beautiful Hertfordshire countryside, it is popular with both hikers and cyclists.

**Guide price £750,000**

# 52a High Street Whitwell, SG4 8AG



- Bright and airy accommodation, ideal for the family
- Study and cloakroom
- Very attractive rear garden and off street parking for 3 cars
- Comfortably proportioned living room with log burning stove and garden views
- Main bedroom with ensuite shower room
- Harpenden town centre (6.7 miles), Hitchin town centre (6 miles). Both have mainline stations
- Generously proportioned kitchen/dining room with an extensive range of storage units, separate utility room
- 3 further double bedrooms and a family bathroom
- Village store/post office, Doctors surgery, great pub, tea rooms, mobile butchers and fish van (visit weekly)

## GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

15'9 x 12' (4.80m x 3.66m)

Study

9'4 x 8'9 (2.84m x 2.67m)

Kitchen/Dining Room

26'7 max x 12' max (8.10m max x 3.66m max)

Utility Room

7'6 x 4'9 (2.29m x 1.45m)

## FIRST FLOOR

Landing

## Master Bedroom

12'10 x 12' (3.91m x 3.66m)

En-Suite Shower Room

Bedroom Two

12' x 9'5 (3.66m x 2.87m)

Bedroom Three

11'1 x 9'4 (3.38m x 2.84m)

Bedroom Four

12' x 9'1 (3.66m x 2.77m)

Family Bathroom

EXTERNALLY

Off Street Parking

Landscaped Rear Garden



[Directions](#)

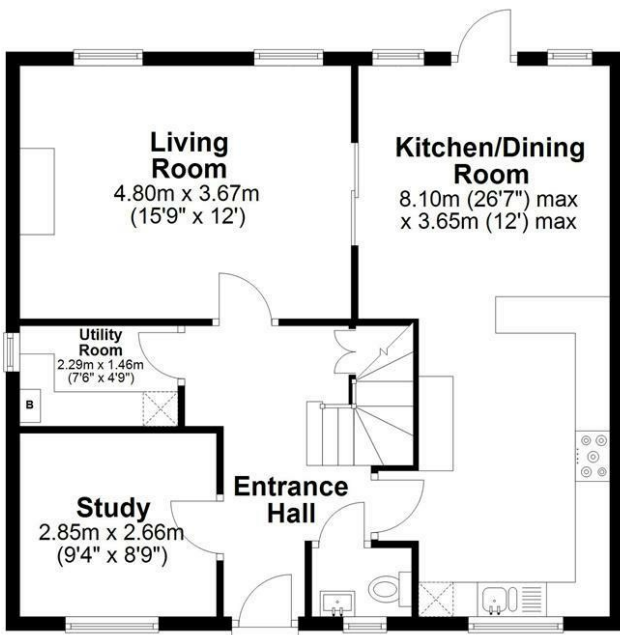






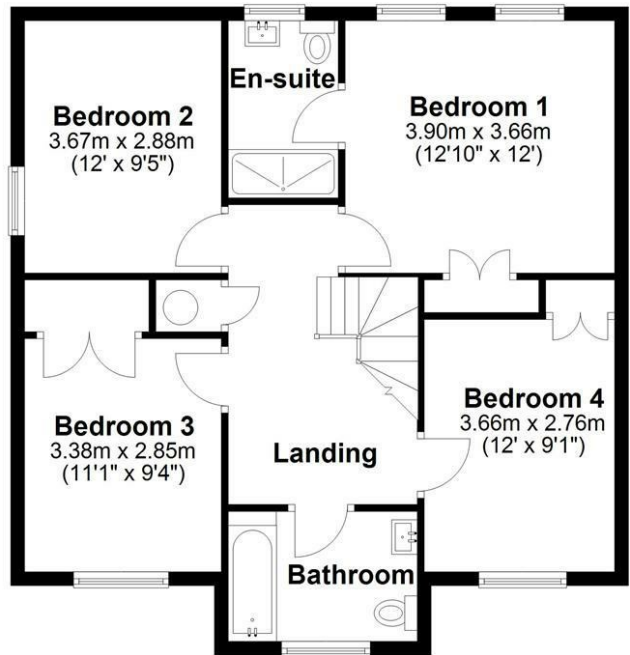
### Ground Floor

Approx. 68.4 sq. metres (736.2 sq. feet)



### First Floor

Approx. 71.1 sq. metres (765.8 sq. feet)



Total area: approx. 139.5 sq. metres (1502.0 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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