



PUTTERILLS

est. 1992



**Elmswood, Titmore Green, Hitchin, SG4 7JT**

**Guide Price: £1,000,000**

**Freehold**

## PROPERTY SUMMARY

A substantial and beautifully extended four-bedroom detached bungalow set in the sought-after rural hamlet of Titmore Green, offered at a guide price of £1,000,000. Designed for modern family living, the property features an impressive open-plan kitchen/breakfast/dining space, multiple versatile reception rooms, and potential for a self-contained annex or home office. The principal bedroom benefits from an en-suite, with three further well-proportioned bedrooms and three bathrooms in total. Outside, a southerly-facing rear garden provides an ideal setting for outdoor living, complemented by a double garage with EV charging, extensive off-road parking for up to ten vehicles, and energy-efficient features including solar panels with battery storage. Enjoying a peaceful countryside setting with excellent commuter links to Hitchin and London, this is a rare opportunity to acquire a high-quality, flexible family home in a prime location.

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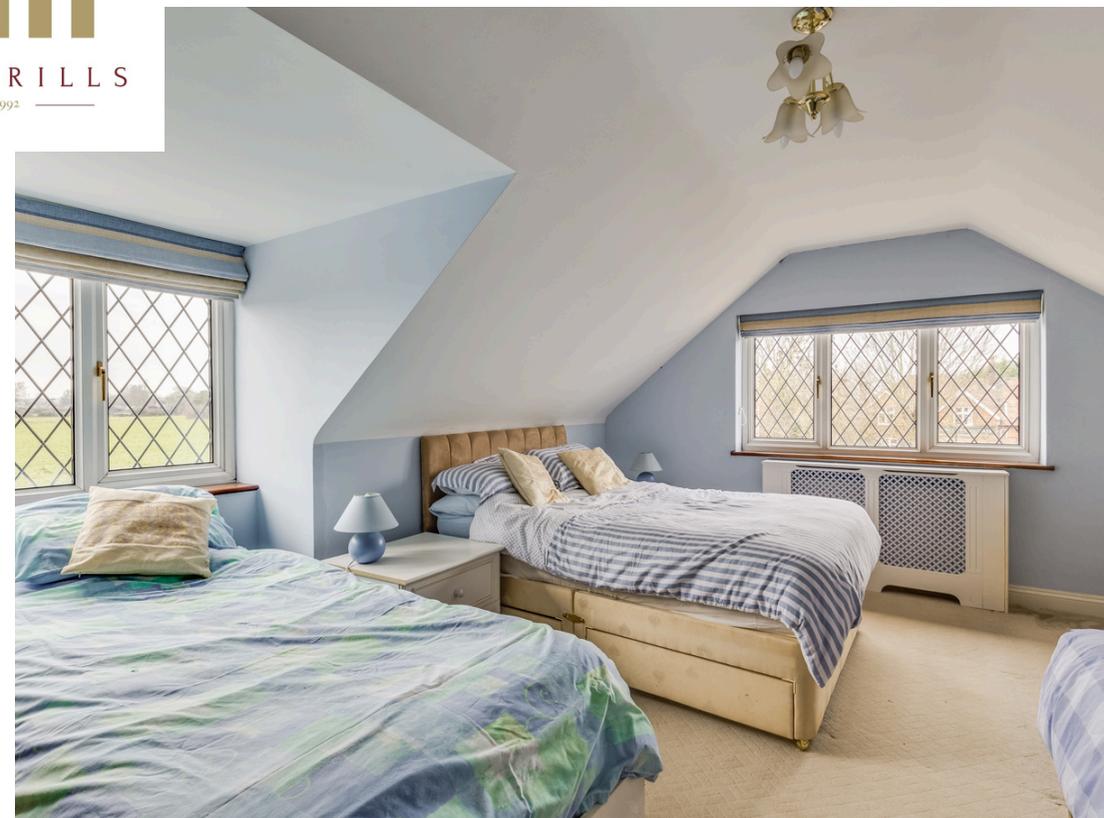
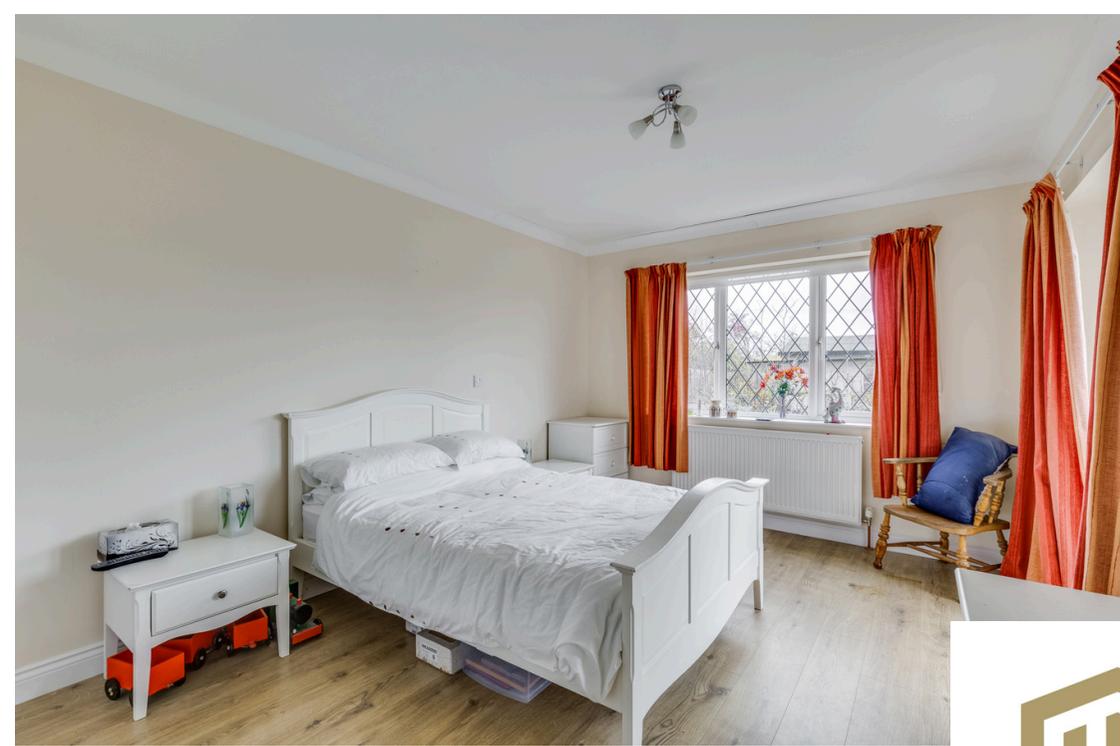
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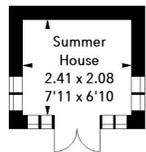




Ground Floor



(Not shown in actual location / orientation)

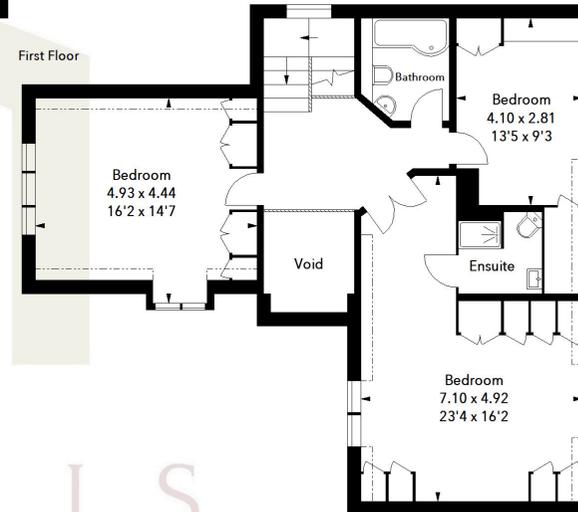


Elmswood,  
Titmore Green,  
Little Wymondley, SG4

Approximate Area = 311.77 sq m / 3356 sq ft  
(Including Garage, Summer House & Storage)  
Garage Area = 31.86 sq m / 343 sq ft  
Summer House = 5.02 sq m / 54 sq ft  
Storage = 19.04 sq m / 205 sq ft



First Floor



LOCAL AUTHORITY  
North Herts

TENURE  
Freehold

COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)	<b>89</b>	<b>90</b>
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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