



Alexander Road

Stotfold, Hitchin,
Bedfordshire, SG5 4NA
£475,000

country
properties

This rarely available extended 3 bedroom semi detached home is set at the end of a quiet cul de sac in a well regarded road with just a short walk to High Street amenities. The property offers further scope to extend/adapt the layout subject to any necessary consents.

- Master Bedroom with built in wardrobes
- 33ft Garage could be converted to provide additional living space subject to any necessary consents
- Separate Living Room and Dining Room
- Just a short walk to Stotfold High Street amenities
- Upward chain in place
- Set at the end of quiet cul de sac in a well regarded road
- Newly fitted combi boiler

GROUND FLOOR

Entrance Hall

Stairs raising to first floor. Doors to living room, kitchen and WC. Radiator. Under stairs storage cupboard.

Cloakroom

Obscured double-glazed window to front. Low level WC and vanity wash hand basin with tiled splashbacks.

Living Room

4.27m x 3.89m (14' 0" x 12' 9")
Double-glazed window to front. Feature fireplace with coal effect gas fire and stone surround and hearth. Radiator. Double doors to dining room.

Dining Room

6.40m x 2.72m (21' 0" x 8' 11")
Double glazed windows and patio door on to rear garden. Radiator. Door to kitchen.



Kitchen

6.40m x 2.72m (21' 0" x 8' 11")

A range of wall and base units with roll-edged worksurface over.

Stainless steel 1.5 sink and drainer unit with swan neck mixer tap over.

Range cooker to remain with

extractor hood over. Space and

plumbing for washing machine.

Space for under counter freezer.

Integrated fridge. Partially tiled walls.

Tiled floor. Double glazed window to

rear. Radiator. Door to garage.

FIRST FLOOR

Landing

Storage cupboard. Doors to all rooms.

Bedroom 1

4.19m x 3.66m (13' 9" x 12' 0")

Double-glazed window to front.

Radiator. Quadruple built in

wardrobes along one wall. Additional built in cupboard.

Bedroom 2

4.06m x 3.43m (13' 4" x 11' 3")

Double-glazed window to rear.

Radiator.

Bedroom 3

2.26m x 2.21m (7' 5" x 7' 3")

Double-glazed window to front.

Radiator.

Bathroom

Suite comprising panel enclosed

bath, pedestal wash hand basin and

low level WC. Fully tiled walls.

Obscured double-glazed window to rear.

OUTSIDE

Front Garden

Paved driveway with off road parking for several cars.

Rear Garden

Mainly laid to lawn with flower and shrub borders. Paved patio area.

Pathway to further patio area.

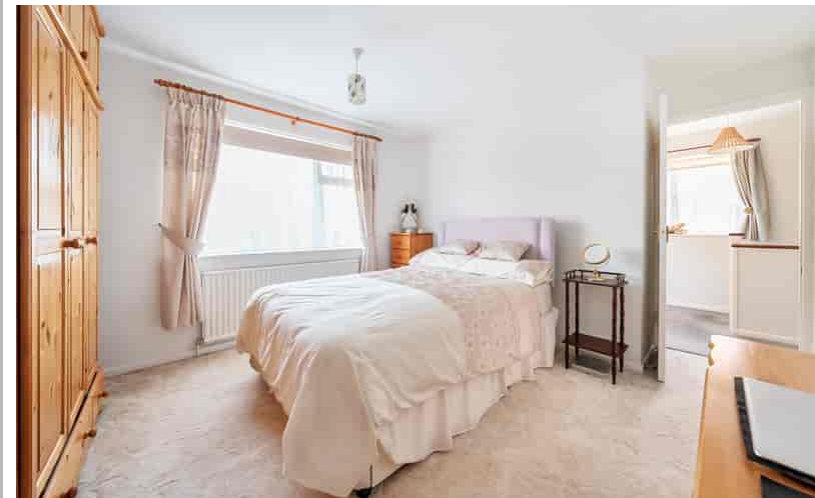
Greenhouse. Service door to garage.

Security light. Outside tap.

Garage

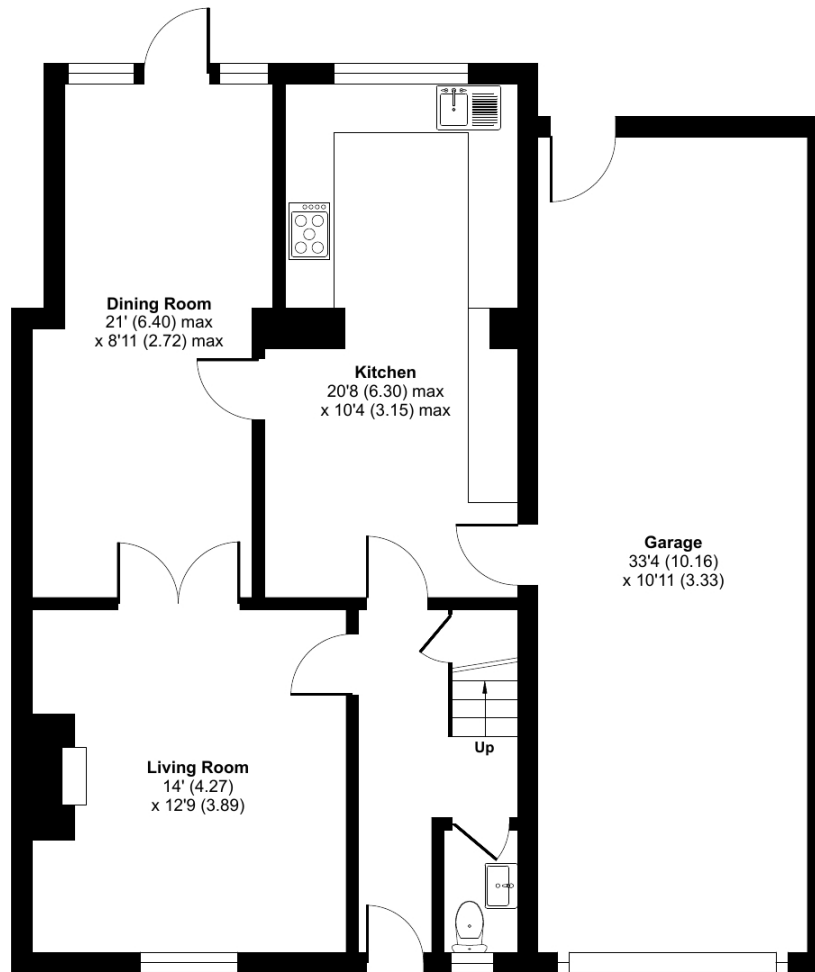
10.16m x 3.33m (33' 4" x 10' 11")

Double length garage with up and over door. Door to kitchen. Door to rear garden.

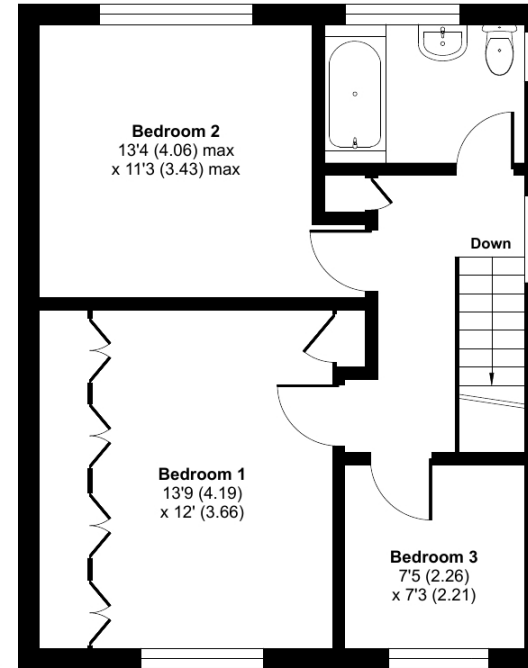


Approximate Area = 1197 sq ft / 111.2 sq m
 Garage = 367 sq ft / 34 sq m
 Total = 1564 sq ft / 145.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1077310

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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