



The Green, Stotfold, Hitchin, Hertfordshire. SG5 4AN





3 Bedroom Semi-Detached House Offers Over £400,000 Freehold

Located on the edge of Stotfold is this spacious and extended back-to-back semi-detached property that offers a fantastic family living space.

The ground floor accommodation comprises an entrance porch, cloakroom, a large living room, an inner hallway, a refitted kitchen/breakfast room and dual aspect dining/family room. On the first floor are three good-sized bedrooms and the family bathroom suite. Externally is a large mature frontage retained with a privet hedge, a private entertainment area, a small side garden and a single garage with a gated block paved driveway that provides off-road parking for three cars.

- Extended family home
- Refitted kitchen/breakfast room
- Light and airy living room
- Dual aspect dining/family room
- Ground floor cloakroom
- Three generous bedrooms
- Recently installed heating system
- Garage and driveway for three cars
- Mature gardens
- EPC rating E. Council tax band D



Ground Floor

Entrance Porch:

A fully enclosed entrance porch with a double glazed front door and double glazed window to front. Radiator. Carpet as fitted.

Cloakroom:

A white suite comprising vanity unit with countertop wash hand basin and low level wc. Tiled splashback area. Double glazed window to front. Radiator. Carpet as fitted.

Living Room:

Abt. 21' 3" x 12' 1" (6.48m x 3.68m) A good sized living room with a double glazed window to the front. Attractive fireplace with inset electric fire. Television point. Wall lights. Wall mounted air conditioning unit. Radiator. Storage cupboard. Coved ceiling. Carpet as fitted.

Inner Hall:

Stairs to the first floor with a large storage cupboard under. Vinyl tiled flooring.

Kitchen/Breakfast Room:

Abt. 24' 10" x 8' 0" (7.57m x 2.44m) Overall measurements.

Breakfast Area:

Abt. 9' 2" x 8' 0" (2.79m x 2.44m) Double doors to dining/family room. Vinyl tiled flooring

Kitchen Area:

Abt. 15' 8" x 8' 0" (4.78m x 2.44m) A recently refitted kitchen comprising a good range of eye and base level units with ample work surfaces. Inset single drainer composite sink unit. Space for range cooker and American-style fridge/freezer. Plumbing for automatic washing machine and dishwasher. Kick space heater. Tiled splash back area. Double glazed window to front. Double glazed door to side. Vinyl tiled flooring.

Dining/Family Room:

Abt. 12' 8" x 12' 6" (3.86m x 3.81m) A light dual aspect room with a double glazed window to the side and double glazed French doors leading to a partially covered garden area. Radiator. Laminate flooring.

First Floor

Landing:

Access to a boarded loft space via a retractable ladder. Built-in storage cupboard. Radiator. Carpet as fitted.

Bedroom One:

Abt. 11' 6" x 11' 6" (3.51m x 3.51m) Double glazed window to front. Radiator. Inset ceiling lights. Carpet as fitted.

Bedroom Two:

Abt. 11' 4" x 7' 11" (3.45m x 2.41m) Double glazed window to side. Contemporary vertical radiator. Eaves storage space. Carpet as fitted.

Bedroom Three:

Abt. 9' 3" x 8' 0" (2.82m x 2.44m) Double glazed window to side. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising a panelled bath with thermostatic shower over, pedestal wash hand basin and low level wc. Fully tiled walls. Double glazed window to front. Heated towel rail. Vinyl tiled flooring.

**External
Front Garden:**

The large frontage provides a fantastic outside space. Laid mainly to lawn with attractive well stocked borders and a retaining privet hedge. There is a large summer house measuring 9'11 x 9'11 with power and light. Outside light. Outside tap.

Entertainment Area:

A paved area with a retaining wall that is partially covered with wood and perspex arbor. Outside light. Door leading to:

Side Garden:

A small paved area that is accessed via a door from the entertainment area.

Garage:

A single brick built garage with roller door. Power and light. Personal door to side. Plumbing for automatic washing machine, creating a laundry area. The garage also houses the wall mounted gas boiler and pressurised central heating system.

Driveway:

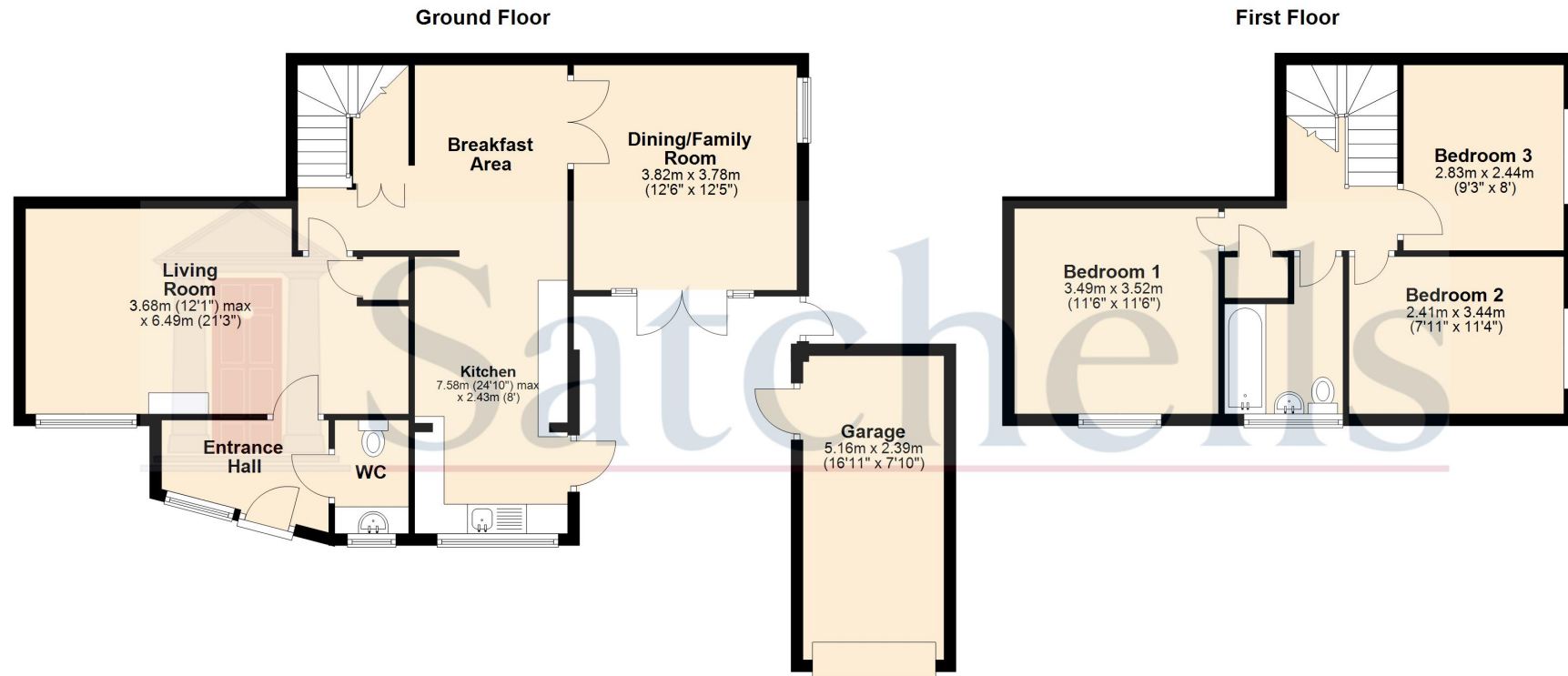
A gated block paved driveway provides parking for 3 cars and leads to the garage.





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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.