

Garage and Off road parking to rear



High Street

Stotfold, Hitchin,
Bedfordshire, SG5 4LH
£350,000

country
properties

This CHAIN FREE 3 bedroom Neo Georgian home is well positioned for local amenities and boasts OFF ROAD PARKING and GARAGE to the rear of the property.

- Offered with no upward chain
- Single garage and parking to rear
- Central location close to local amenities
- Well regarded local schools
- Excellent commuter access into London via Arlesey mainline station (St Pancras in 38 mins)
- Separate living room and dining room

INTERNAL

GROUND FLOOR

Entrance Hall

Parquet flooring. Stairs rising to first floor.

Cloakroom

LLWC. Wash hand basin.

Kitchen

9' 4" x 7' 1" (2.84m x 2.16m) A range of matching wall and base units with worksurfaces over. One and a half bowl sink/drainers with mixer tap over. Integrated oven and electric hob with extractor fan over. Tiled splashbacks. Plumbing and space for washing machine. Space for fridge/freezer. Stone effect tiled flooring. Double glazed window to rear.

Living Room

15' 6" x 10' 5" (4.72m x 3.17m) Double glazed bay window. Radiator. Multi pane double door into:

Dining Room

12' 6" x 9' 1" (3.81m x 2.77m) Double glazed double doors to rear garden. Parquet flooring. Radiator.



FIRST FLOOR

Landing

Loft access. Doors to all bedrooms and bathroom.

Bedroom One

12' 5" x 10' 2" (3.78m x 3.10m) Double glazed window to rear. Fitted wardrobe, dressing table and drawers units. Wood effect flooring. Radiator.

Bedroom Two

12' 10" x 10' 3" (3.91m x 3.12m) Double glazed window to front. Fitted wardrobe, dressing table and drawers units. Radiator.

Bedroom Three

9' 1" x 7' 5" (2.77m x 2.26m) Double glazed window to front. Airing cupboard housing hot water tank and shelving..

Bathroom

White bathroom suite comprising vanity wash hand basin, low level WC and panelled bath with shower screen and electric shower over. Fitted wall mirror. Wall mounted bathroom cabinet. Fully tiled walls. Extractor fan. Double glazed window to rear.

OUTSIDE

Front Garden

Front garden laid to lawn. Paved path leading to front door.

Rear Garden

Paved rear garden enclosed by fencing. Raised beds with shrubs. Shingled seating area. Garden storage. Outside lights. External water tap. Gated access to rear leading to garage and parking.

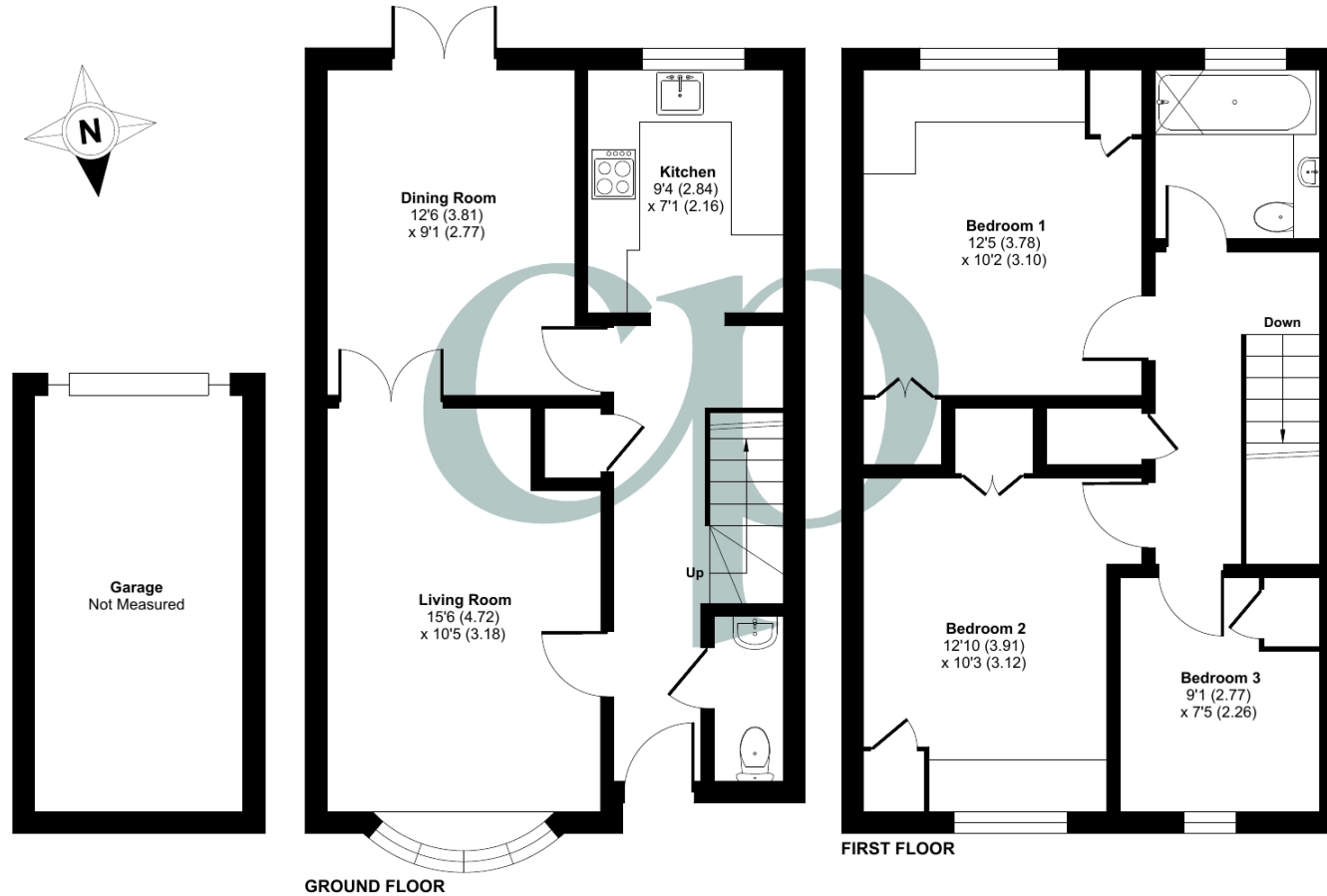
Garage and Parking

Single brick built garage with up and over door. Paved parking space adjacent to the garage. The garage and driveway is accessed from Queen Anne's Close.




Approximate Area = 997 sq ft / 92.6 sq m (excludes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(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: 1150707

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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

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