



62a, Regent Street

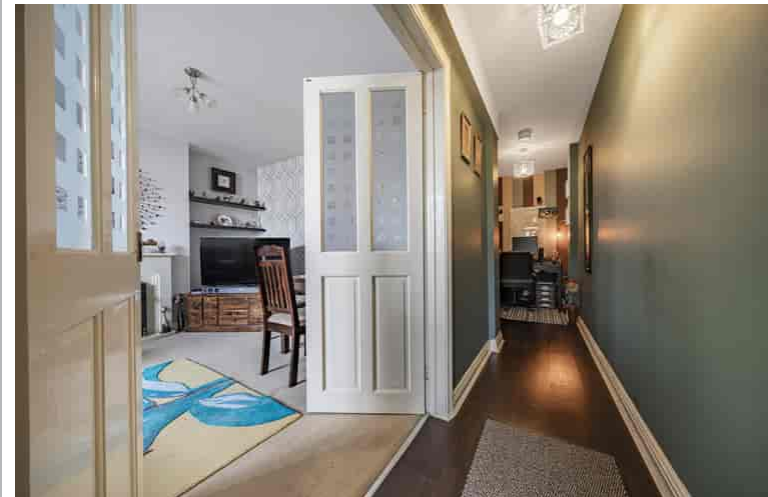
Stotfold, Hitchin,
Bedfordshire, SG5 4EA

Offers in Excess of £350,000

country
properties

Part of a historical building which was formally the local Post Office, this spacious two bedroom cottage with en-suites to both bedrooms has a fully enclosed rear garden with composite decked patio and canopy with bi-fold doors opening onto the outbuilding/bar area. The property is situated a short walk to local shops with excellent commuter links into London via Arlesey mainline station.

- Part of historical building formally the Post Office
- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)
- Master and 2nd bedroom both with en-suites
- Spacious two bedroom cottage
- Off road parking in front of garage to the rear of the property
- Spacious 17ft Living Room



Ground Floor

Entrance Porch

Radiator. Window to side. Multi-pane door into entrance hall.

Entrance Hall

'L' shaped hallway with stairs rising to first floor. Radiator. Doors to Living room, utility room and kitchen/diner. Space for a desk to be used as an office area.

Living Room

5.26m x 3.63m (17' 3" x 11' 11")
Sash window to front. Electric fireplace with timber surround. Radiator.

Kitchen / Dining Room

4.55m x 2.95m (14' 11" x 9' 8")

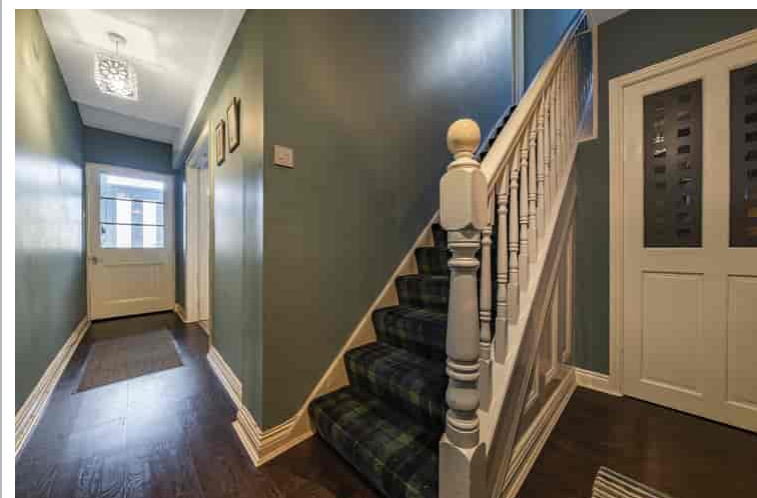
A range of wall and base units with roll-edged work surfaces over with tiled splash backs. Inset butler sink with swan neck mixer tap over. Built in electric oven and gas hob with stainless steel extractor fan over. Space for slimline dishwasher. Space for fridge freezer. Space for tumble dryer. Polished tiled flooring. Radiator. Multi-pane double glazed window to rear. Wall mounted gas boiler enclosed in cupboard. Door onto rear garden.

Utility Room

A range of wall and base units with roll-edged work surfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Polished tiled flooring. Multi-pane double glazed window to side. Door into cloakroom.

Cloakroom

Low-level WC and pedestal wash hand basin. Tiled flooring. Extractor fan.



First Floor

Landing

Doors in to bedrooms 1 and 2. Loft access.

Bedroom 1

5.31m x 3.73m (17' 5" x 12' 3")

Triple glazed windows to front and sides. Fitted bedroom furniture includes wardrobe, dressing table and chest of drawers. Radiator. Door in to en-suite

En-Suite Shower Room

Shower cubicle, vanity wash hand basin and low-level WC. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Obscure double-glazed window to front.

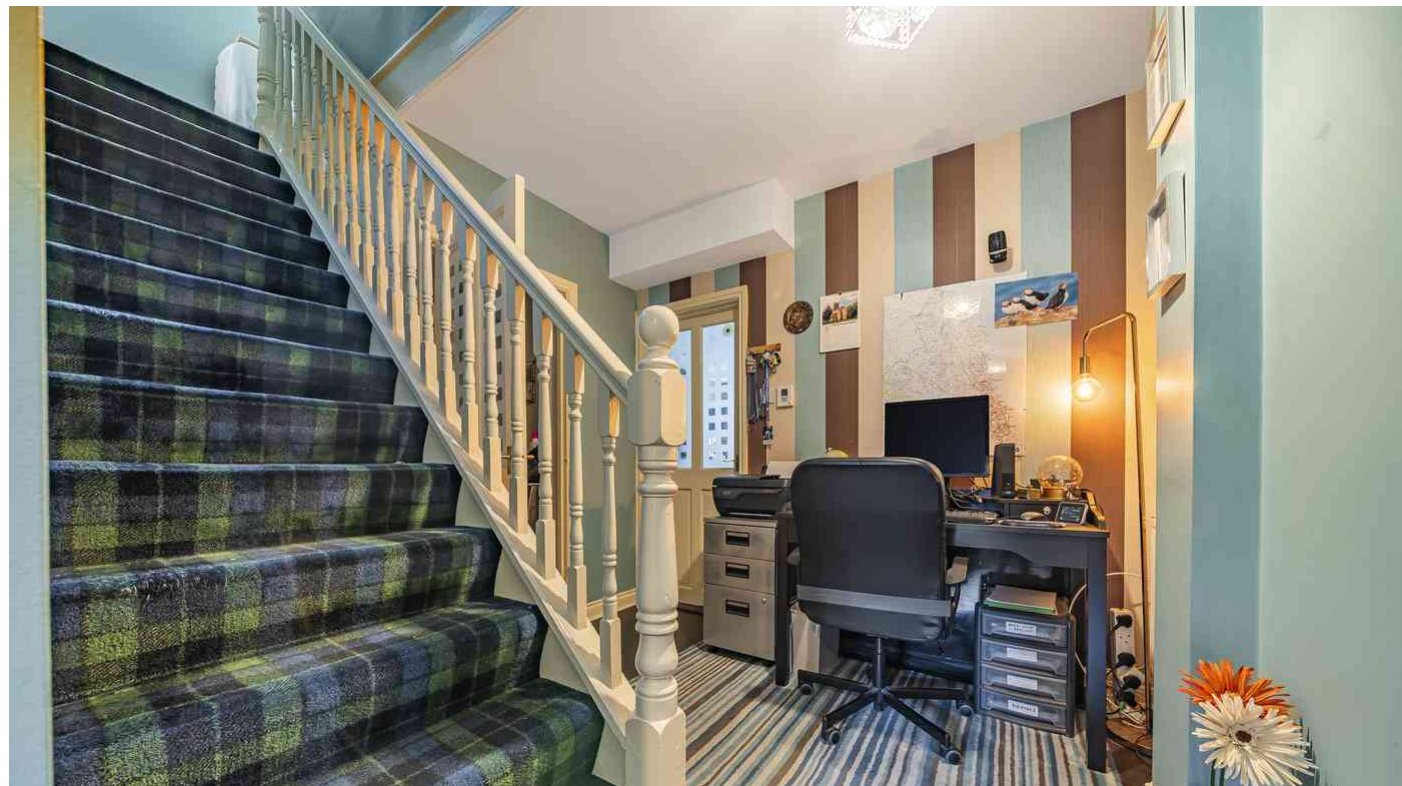
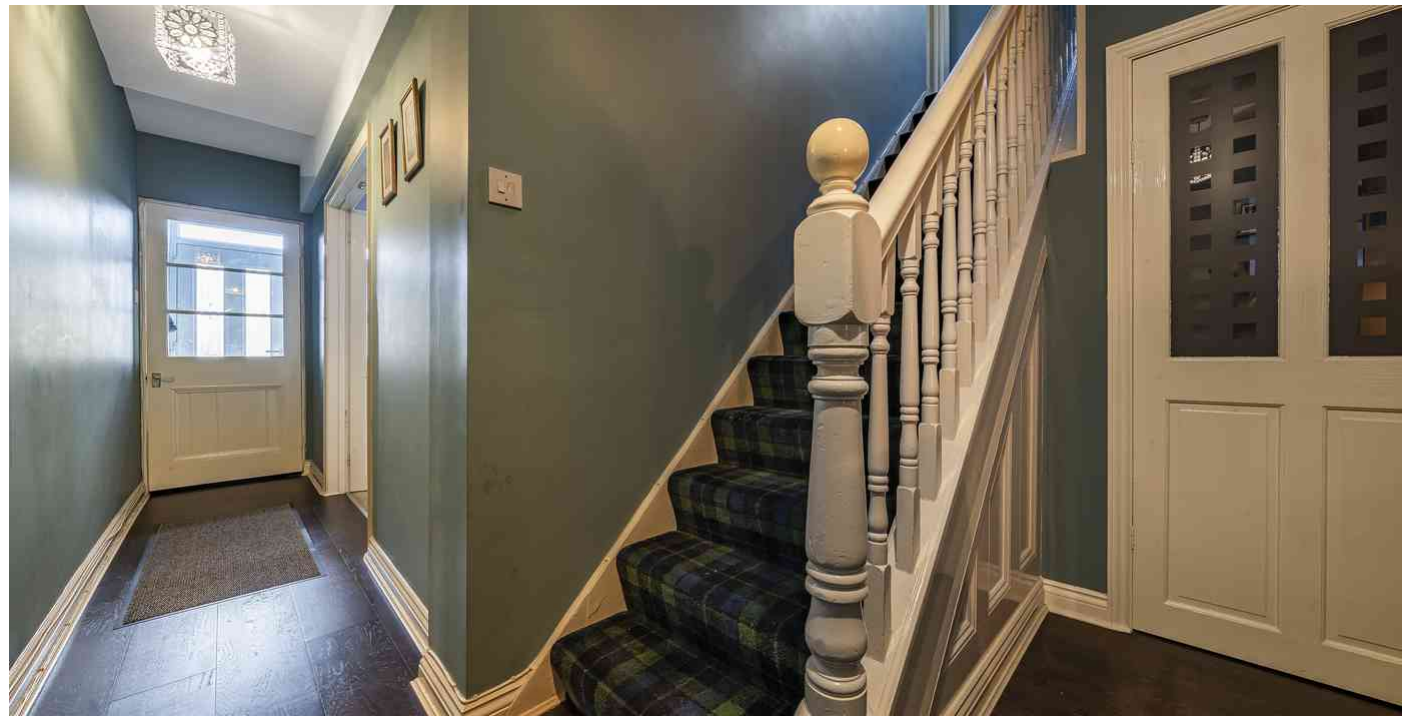
Bedroom 2

4.60m x 2.90m (15' 1" x 9' 6")

Double-glazed window to rear. Radiator. Door in to en-suite.

En-Suite Bathroom

Suite comprising bath with shower over and glass side screen, pedestal wash hand basin and low-level WC. Fully tiled walls. Ceramic tiled flooring.



Outside

Front Garden

Paved. Enclosed with brick wall with wrought iron railings.

Rear Garden

Composite patio area enclosed by fencing and brick wall. Canopy. Bi-fold doors leading to bar.

*Bar Area

3.63m x 2.84m (11' 11" x 9' 4")

Fitted bar. Power and light. Door leading to out building/games room.

Outbuilding/*Games Room

3.63m x 2.87m (11' 11" x 9' 5")

Outbuilding currently used as a games room with power and light. Door to garage/storage.

Garage/Storage

2.87m x 2.24m (9' 5" x 7' 4")

1/3 of the garage is used as storage - The garage could be reinstated to its full size by taking down the partition wall and losing the outbuilding/*games room. Up and over door.

Parking

Shared vehicular access to parking for one car in front of garage door.

AGENTS NOTE:

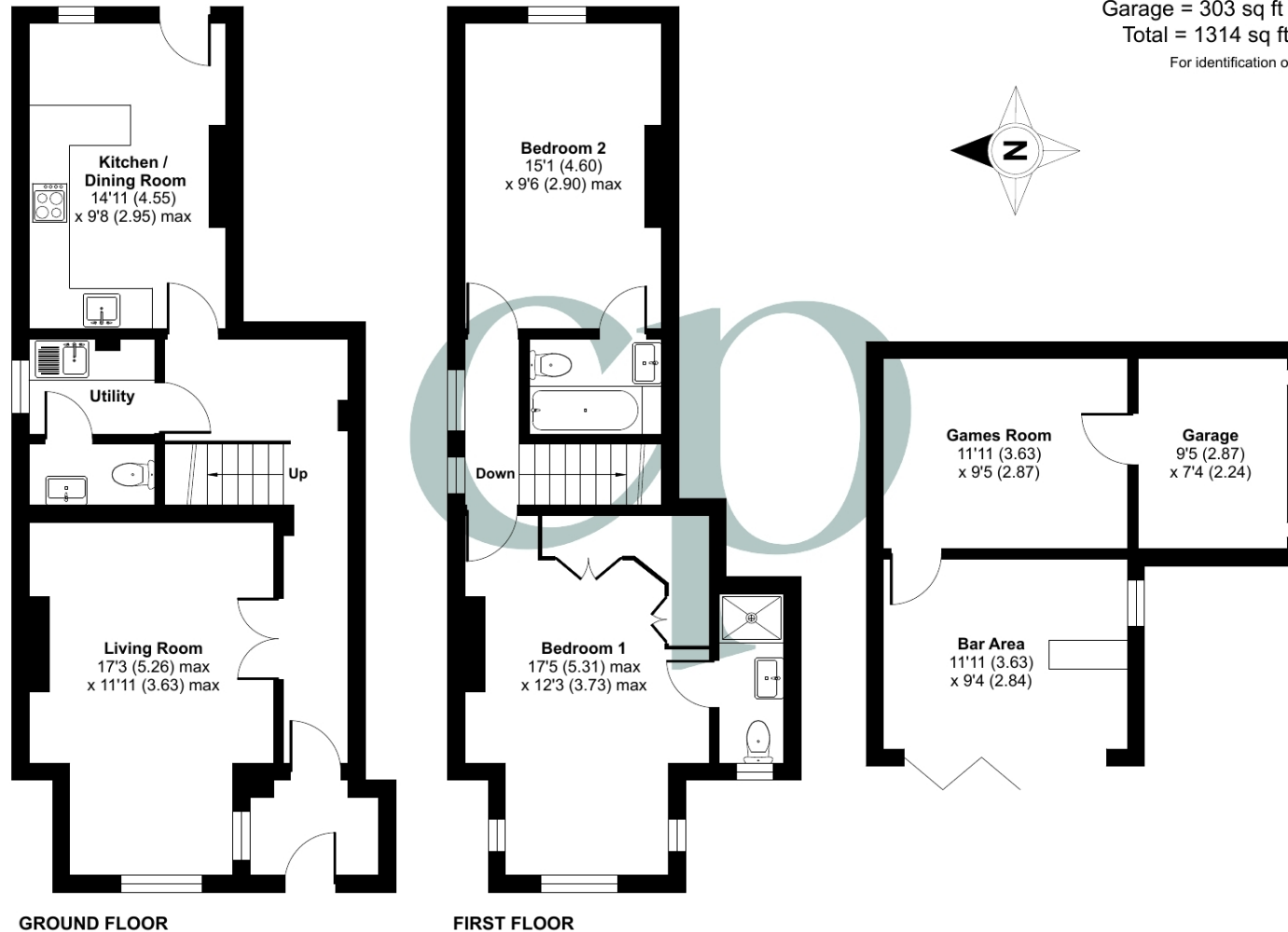
The vendors inform us that the property is leasehold with a 999 lease commencing from 2011. There is no service charge or ground rent paid. We would advise any buyer to check this information with their legal representative prior to exchange of contracts.

The *bar area and games room* have been created by the current owners.





Approximate Area = 1011 sq ft / 93.9 sq m
Garage = 303 sq ft / 28.1 sq m
Total = 1314 sq ft / 122 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1117177

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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