



Mowbray Crescent

Stotfold, Hitchin,
Bedfordshire, SG5 4DY
Offers in Excess of £375,000

country
properties

Make your mark on this spacious 3-bedroom semi-detached home, offering excellent scope and potential to extend or adapt the layout to suit your needs. Set behind private gates with secure access, the property boasts a generous frontage and a fully enclosed plot, providing both privacy and room to create your ideal home

- ** OFFERED WIH NO UPWARD CHAIN**
- 17ft Living Room with new carpets
- Master and 2nd bedroom both with built in wardrobes
- Set in a quiet cel de sac location with just a short stroll to amenities
- Privately enclosed plot with secure gated access
- Excellent choice of local schooling

INTERNAL

GROUND FLOOR

Entrance Hall

Door to Cloakroom and door to Entrance hall with door onto Kitchen/Diner and Living Room. Carpeted stairs rising to first floor.

Kitchen/Diner

18' 2" max x 8' 5" (5.54m max x 2.56m) A range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Space for appliances. Tiled effect vinyl flooring. Window to front aspect. Glazed door onto Lean To. Serving hatch/window onto Living Room. Radiator.

Living Room

17' 0" max x 16' 0" max (5.17m max x 4.88m max) French door with wing windows and window onto Conservatory. Window/serving hatch from Kitchen/Diner. Three radiators. Full height door to storage cupboard.

Conservatory

14' 8" x 6' 7" (4.47m x 2.00m) Brick base and UPVc windows and double doors onto rear garden. Tiled flooring.

Lean To

Lean To with door to front and rear. Side door onto converted garage into two Stores.



FIRST FLOOR

Landing

Doors to all bedrooms and bathroom.
Airing cupboard.

Bedroom One

15' 0" max x 9' 5" max (4.56m max x 2.88m max) Window to rear aspect. Built in wardrobes. Radiator.

Bedroom Two

12' 4" max x 8' 6" max (3.75m max x 2.58m max) Window to front aspect. Built in wardrobe. Radiator.

Bedroom Three

9' 5" x 7' 3" (2.86m x 2.20m) Window to rear aspect. Radiator.

Bathroom

Suite comprising pedestal wash hand basin, low level WC and bath tub. Tiled walls. Obscure window to front aspect.

OUTSIDE

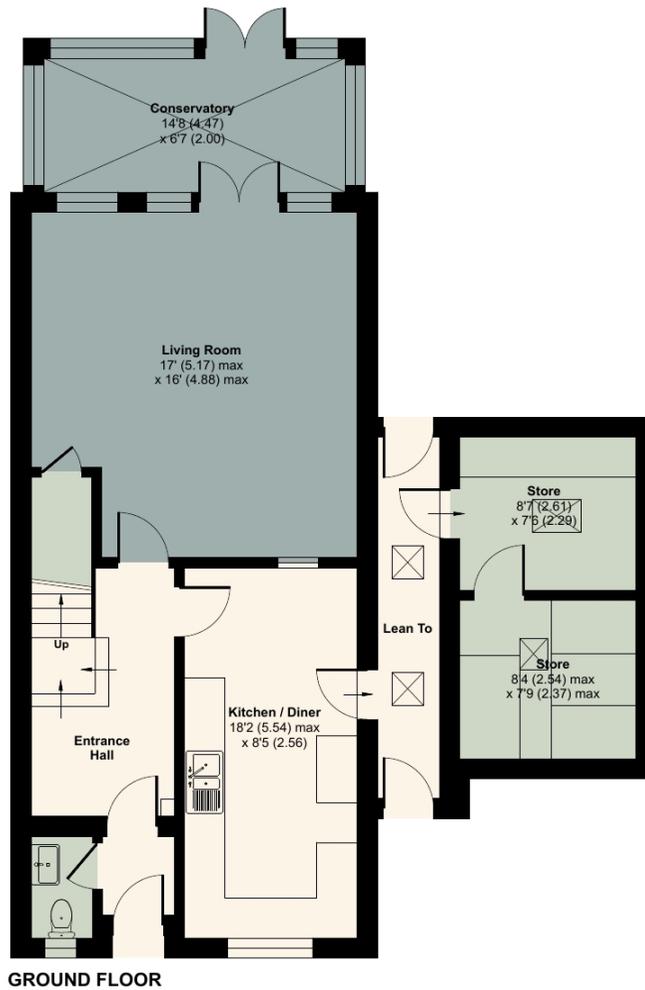
Front Garden

Gated entrance to landscaped front garden, with grassed area, paved path and hard standing drive with off road parking space for up to three cars. Established shrubs and tree borders. Door to Lean To. Garage door onto Store. External security lighting. Low brick retaining wall to side.

Rear Garden

Paved rear garden with shrubs and trees borders. Low brick retaining wall.

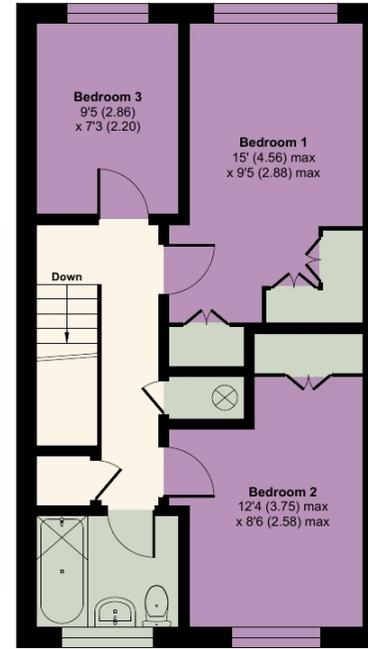




GROUND FLOOR

Approximate Area = 1142 sq ft / 106 sq m (exclude lean to)
 Outbuilding = 135 sq ft / 12.5 sq m
 Total = 1277 sq ft / 118.5 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Country Properties. REF: 1423259



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

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

country properties