



The Coppens

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

country
properties

Make you mark on this 3 bedroom link detached family home, offering spacious living with potential to extend/adapt the layout to suit your needs (subject to any necessary consents). The property is offered CHAIN FREE and is situated on a quiet, no through road within walking distance of Stotfold's local amenities.

- CHAIN FREE - A MUST VIEW !
- Driveway for up to 2 cars and 18ft Garage
- 21ft (Max) Living room
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Easy access to the A507/A1M
- Walking distance to local amenities
- Well regarded local schools
- Quiet no through road

INTERNAL

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Doors into Living Room, Kitchen and Cloakroom.

Cloakroom

Wash hand basin and low level WC.

Living Room

21' 0" x 11' 5" (6.39m x 3.47m) Window to front aspect. Feature fireplace. Door to Dining Room.

Kitchen

12' 0" x 7' 10" (3.65m x 2.40m) A range of wall and base units with worksurfaces over. Inset one and half bowl sink and drainer with mixer tap over. Space for oven and hob. Extractor fan over. Tiled splashbacks. Space for fridge/freezer. Serving hatch into Dining Room. Tiled flooring. Window to rear aspect. Door to Utility Room.

Dining Room

11' 11" x 9' 11" (3.64m x 3.03m) Open plan to Garden Room. Serving hatch into Kitchen. Radiator.



Garden Room

12' 2" x 8' 10" (3.70m x 2.69m) Large window to side, bi-fold doors onto rear garden, two velux windows. Tiled flooring. Radiator.

Utility

14' 0" x 7' 10" (4.26m x 2.38m) Window to rear aspect. Door onto rear garden. Personal door into garage.

FIRST FLOOR

Landing

Window to side aspect. Doors leading to Bedroom 1, Bedroom 2, Bedroom 3, Bathroom and storage cupboard.

Bedroom One

11' 7" x 10' 11" (3.52m x 3.33m) Window to front aspect. Fitted carpet. Range of built in wardrobes and dressing table. Radiator.

Bedroom Two

12' 1" x 11' 7" (max) (3.68m x 3.52m max) Window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

9' 0" x 9' 0" (2.74m x 2.74m) Window to rear aspect. Radiator.

Bathroom

Bathroom suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub. Fully tiled walls. Window to front aspect.

OUTSIDE

Front Aspect

Block paved driveway offering off road parking for two cars. Low brick border to side, lined with established flower bed.

Rear Garden

Rear garden mainly laid to lawn, with established flower, shrubs and trees. Paved patio area. Paved path leading to garden shed at the back of the garden. External water tap. Greenhouse.

Garage

18' 4" (max) x 9' 10" (max) (5.59m max x 2.99m max) Up and over door.



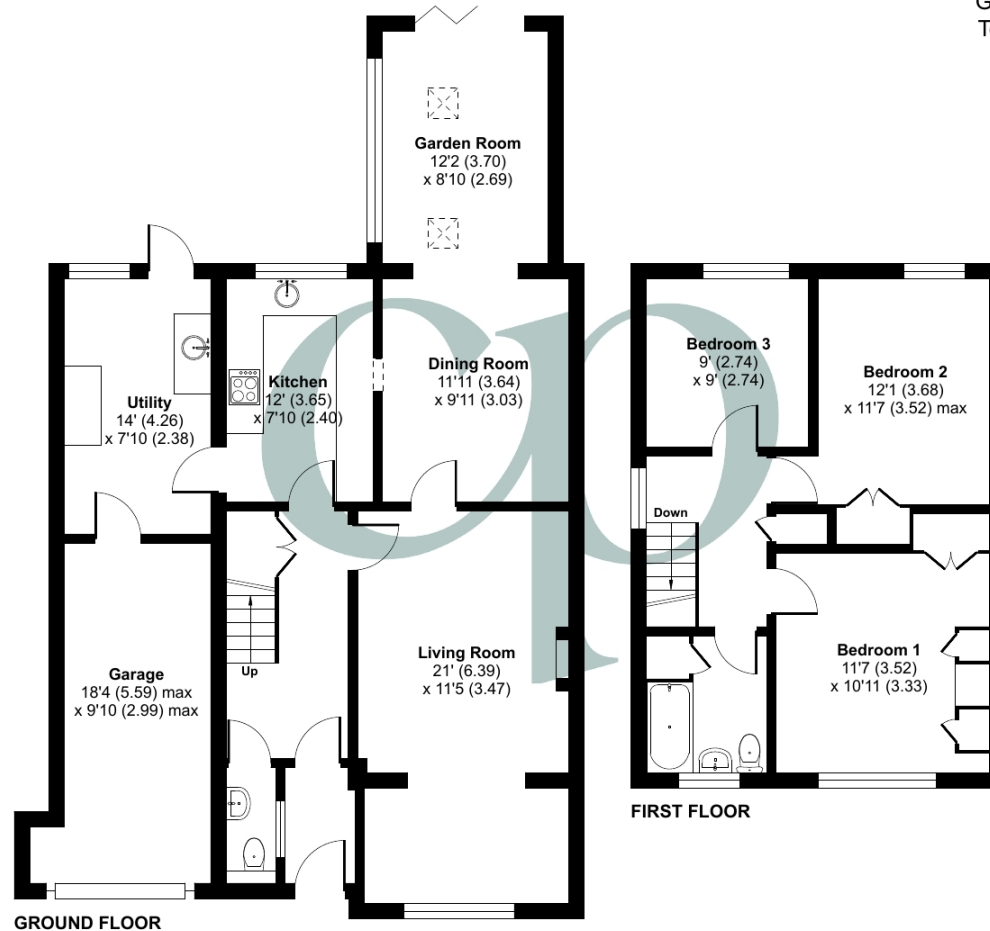


Approximate Area = 1322 sq ft / 122.8 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Country Properties. REF: 1267801

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Viewing by appointment only

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