



Saxon Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4DD





3 Bedroom Semi-Detached House Offers Over £325,000 Freehold

OFFERED FOR SALE BY INFORMAL TENDER AT A GUIDE PRICE OF OFFERS OVER £325,000. ALL OFFERS TO BE RECEIVED BY 12 NOON ON FRIDAY 11TH JULY 2025. CALL SATCHELLS STOTFOLD TO SCHEDULE YOUR VIEWING.

BE READY TO STAMP YOUR OWN MARK on this extended family home, with the potential to extend further, located on a corner plot within a popular Stotfold location. The accommodation comprises entrance hall, dual aspect living room, separate dining room, kitchen, lobby and utility/cloakroom to the ground floor. Upstairs are three good size bedrooms and the family bathroom. Externally are corner plot gardens, a garage and driveway.

- An extended semi-detached property
- Three bedrooms
- Large living room
- Separate dining room
- Kitchen
- Utility/cloakroom
- Corner plot gardens
- Garage and driveway
- In need of refurbishment
- EPC rating D. Council tax band C

Ground Floor

Front Door:

Glazed front door with flank window.

Entrance Hall:

Stairs to first floor with cupboard under. Radiator. Dado rail. Carpet as fitted.

Living Room:

Abt. 23' 0" x 11' 11" (7.01m x 3.63m) A dual aspect living room with double glazed window to front and double glazed sliding patio doors leading to the rear garden. Feature fireplace with inset coal effect living flame gas fire. Two radiators. Television point. Coved ceiling. Carpet as fitted.

Dining Room:

Abt. 12' 8" x 10' 1" (3.86m x 3.07m) A dual aspect dining room with double glazed window to front and side. Radiator. Dado rail. Carpet as fitted.

Kitchen:

Abt. 10' 7" x 8' 8" (3.23m x 2.64m) A range of eye and base level units with roll edge worktops. Single drainer stainless steel sink unit. Breakfast bar. Electric cooker point. Plumbing for dishwasher. Tiled splashback. Double glazed windows to side and rear. Door to rear lobby. Carpet as fitted.

Rear Lobby:

Part glazed door to rear garden. Carpet as fitted.

Utility/Cloakroom:

Abt. 6' 10" x 5' 6" (2.08m x 1.68m) 6' 10" x 5' 6" (2.08m x 1.68m) Low level WC and wash hand basin. Work surface and eye level cupboards. Plumbing for automatic washing machine. Wall mounted gas boiler. Double glazed window to rear. Radiator. Carpet as fitted.

First Floor

Landing:

Double glazed window to side. Loft access. Airing cupboard. Carpet as fitted.

Bedroom One:

Abt. 13' 0" x 12' 8" (3.96m x 3.86m) Double glazed window to front. A range of fitted wardrobes. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 11' 0" x 9' 8" (3.35m x 2.95m) Double glazed window to rear. Radiator.

Bedroom Three:

Abt. 8' 8" x 8' 8" (2.64m x 2.64m) Double glazed window to front. Radiator. Carpet as fitted.



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Bathroom:

A grey coloured suite comprising a corner bath with mixer tap and shower over, pedestal wash hand basin and low level WC. Tiled splashback area. Radiator. Dual aspect double glazed windows to side and rear. Carpet as fitted.

Outside**Front Garden:**

A path leads to the front door. Area laid to lawn. Retaining hedge.

Rear Garden:

Corner plot garden with paved patio area and an established lawn. Timber shed to remain. Conifer borders. Gated side access.

Garage:

A detached brick built garage with personal door leading to the rear garden and driveway in front for one car.

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

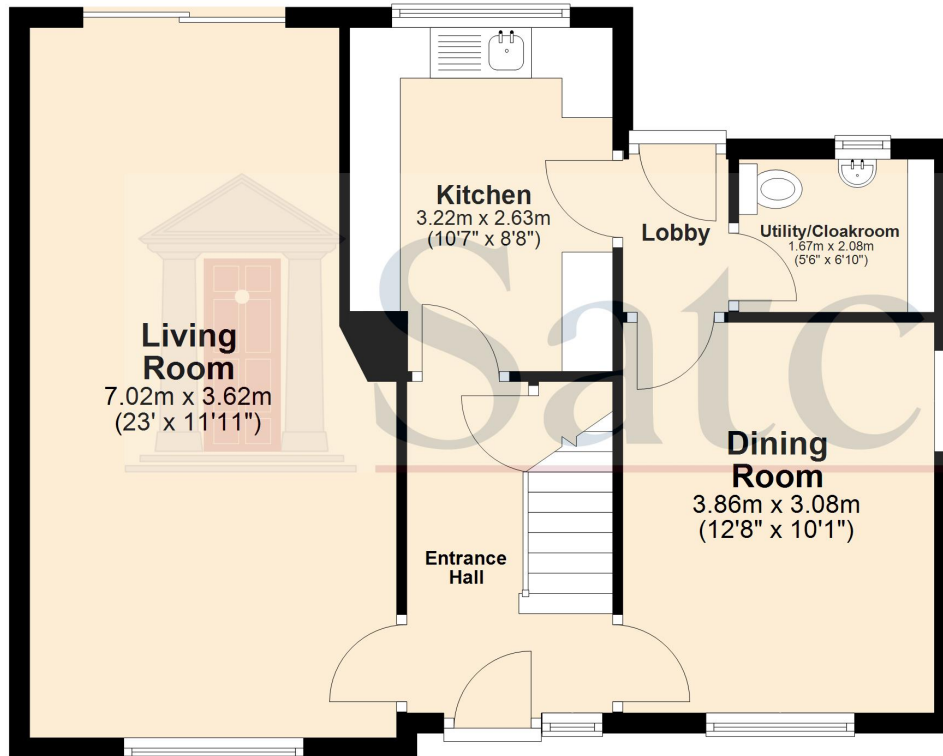




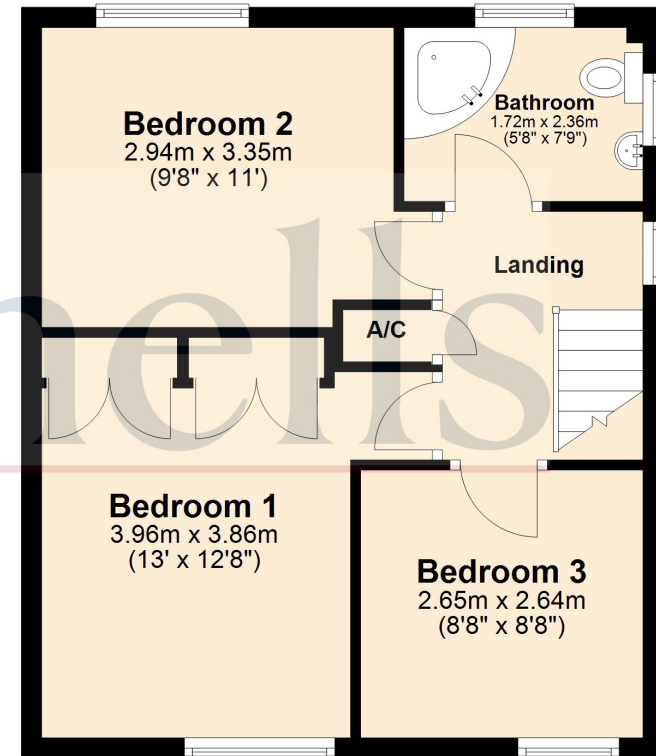
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustration 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.