



The Green, Stotfold, Hitchin, Hertfordshire. SG5 4AN





## 3 Bedroom Semi-Detached House

### Guide Price £450,000 Freehold

Located on the edge of Stotfold is this spacious and extended back-to-back semi-detached property that offers a fantastic family living space.

The ground floor accommodation comprises an entrance porch, cloakroom, a large living room, an inner hallway, a refitted kitchen/breakfast room and dual aspect dining/family room. On the first floor are three good-sized bedrooms and the family bathroom suite. Externally is a large mature frontage retained with a privet hedge, a private entertainment area, a small side garden and a single garage with a gated block paved driveway that provides off-road parking for three cars.



- Extended family home
- Refitted kitchen/breakfast room
- Light and airy living room
- Dual aspect dining/family room
- Ground floor cloakroom
- Three generous bedrooms
- Family bathroom
- Recently installed heating system
- Mature gardens
- Awaiting EPC. Council tax band D.

**Ground Floor:****Entrance Porch:**

A fully enclosed entrance porch with a double glazed front door and double glazed window to front. Radiator. Carpet as fitted.

**Cloakroom:**

A white suite comprising vanity unit with countertop wash hand basin and low-level W.C. Tiled splashback area. Double glazed window to front. Radiator. Carpet as fitted.

**Living Room:**

Abt. 21' 3" x 12' 1" (6.48m x 3.68m) A good sized living room with a double glazed window to the front. Attractive fireplace with inset electric fire. Television point. Wall lights. Wall-mounted air conditioning unit. Radiator. Storage cupboard. Coved ceiling. Carpet as fitted.

**Inner Hall:**

Stairs to the first floor with a large storage cupboard under. Vinyl tiled flooring.

**Kitchen/Breakfast Room:**

Abt. 24' 10" x 8' 0" (7.57m x 2.44m) Overall measurements.

**Breakfast Area:**

Abt. 9' 2" x 8' 0" (2.79m x 2.44m) Double doors to dining/family room. Vinyl tiled flooring

**Kitchen Area:**

Abt. 15' 8" x 8' 0" (4.78m x 2.44m) A recently refitted kitchen comprising a good range of eye and base level units with ample work surfaces. Inset single drainer composite sink unit. Space for range cooker and American-style fridge/freezer. Plumbing for automatic washing machine and dishwasher. Kick space heater. Tiled splash back area. Double glazed window to front. Double glazed door to side. Vinyl tiled flooring.

**Dining/Family Room:**

Abt. 12' 8" x 12' 6" (3.86m x 3.81m) A light dual aspect room with a double glazed window to the side and double glazed French doors leading to a partially covered garden area. Radiator. Laminate flooring.

**First Floor:****Landing:**

Access to a boarded loft space via a retractable ladder. Built-in storage cupboard. Radiator. Carpet as fitted.

**Bedroom One:**

Abt. 11' 6" x 11' 6" (3.51m x 3.51m) Double glazed window to front. Radiator. Inset ceiling lights. Carpet as fitted.

**Bedroom Two:**

Abt. 11' 4" x 7' 11" (3.45m x 2.41m) Double glazed window to side. Contemporary vertical radiator. Eaves storage space. Carpet as fitted.

**Bedroom Three:**

Abt. 9' 3" x 8' 0" (2.82m x 2.44m) Double glazed window to side. Radiator. Carpet as fitted.

**Bathroom:**

A white suite comprising a paneled bath with thermostatic shower over, pedestal wash hand basin and low-level W.C. Fully tiled walls. Double glazed window to front. Heated towel rail. Vinyl tiled flooring.

**Outside:****Front Garden:**

The large frontage provides a fantastic outside space. Laid mainly to lawn with attractive well stocked borders and a retaining privet hedge. There is a large summer house measuring 9'11 x 9'11 with power and light. Outside light. Outside tap.

**Entertainment Area:**

A paved area with a retaining wall that is partially covered with wood and perspex arbor. Outside light. Door leading to:

**Side Garden:**

A small paved area that is accessed via a door from the entertainment area.

**Garage:**

A single brick-built garage with roller door. Power and light. Personal door to side. The garage also houses the wall-mounted gas boiler and pressurised central heating system.

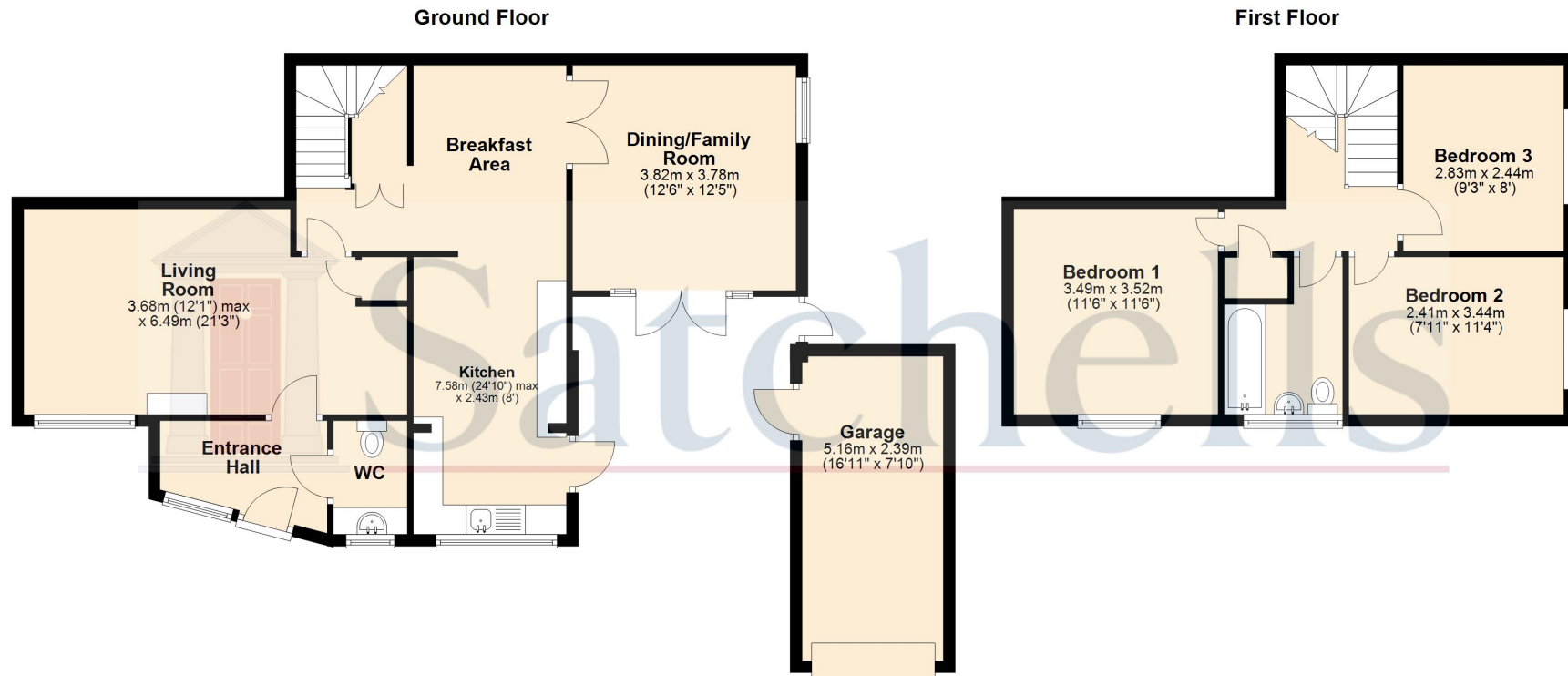
**Driveway:**

A gated block paved driveway provides parking for 3 cars and leads to the garage.





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