



The Mowbrays, Stotfold, Hitchin, Hertfordshire. SG5 4DS





2 Bedroom Semi-Detached House Offers Over £318,500 Freehold

Offered for sale CHAIN FREE is this beautifully presented and spacious two double bed roomed semi detached property with the benefit of off road parking.

- Two double bedrooms
- Large living room
- Conservatory
- Fitted Kitchen
- Ground floor Cloakroom
- Four piece bathroom
- Attractive rear garden
- Off Road parking
- Chain free!
- EPC rating C. Council tax band C.



Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Telephone point. Coved ceiling. Carpet as fitted.

Cloakroom:

A white suite comprising of wash hand basin and low level w/c. Tiled splashback area. Double glazed window to front. Radiator. Carpet as fitted.

Living Room:

Abt: 16' 4" x 13' 4" (4.98m x 4.06m). A good size living room with double glazed sliding patio doors leading to the conservatory. Television point. Two radiators. Large under stairs cupboard. Coved ceiling. Carpet as fitted.

Conservatory:

Abt: 11' 0" x 9' 7" (3.35m x 2.92m). Of brick and UPVC double glazed construction. Double glazed French doors lead to the rear garden. Radiator. Tiled floor.

Kitchen:

Abt: 10' 8" x 6' 4" (3.25m x 1.93m). A well appointed Kitchen comprising of a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steels one and a half bowl sink unit. Built in four ring gas hob, double electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Tiled splashback area. Cupboard housing for gas boiler. Double glazed window to front. Radiator. Inset ceiling lights. Tiled flooring.

First Floor:**Landing:**

Loft access. Radiator. Carpet as fitted.

Bedroom One:

Abt: 13' 4" x 9' 10" (4.06m x 3.00m). Double glazed window to front. Radiator. Built in wardrobes. Carpet as fitted.

Bedroom Two:

Abt: 13' 4" x 8' 1" (4.06m x 2.46m) Double glazed window to rear. Radiator. Built in wardrobes. Large storage cupboard. Carpet as fitted.

Bathroom:

A white four piece suite comprising a panelled bath with mixer tap and shower attachment, separate shower cubicle with shower, pedestal wash hand basin and low level w/c. Fully tiled walls. Double glazed window to side. Extractor fan. Inset ceiling lights. Carpet as fitted.

Outside:**Front Garden:**

Path to front door. Retaining hedge.

Rear Garden:

An attractive well maintained rear garden that is mainly laid to lawn. Timber shed remain. A block paved parking space accessed via double gates to the rear.

Visitors Parking:

There is additional visitors parking in the courtyard to the rear.



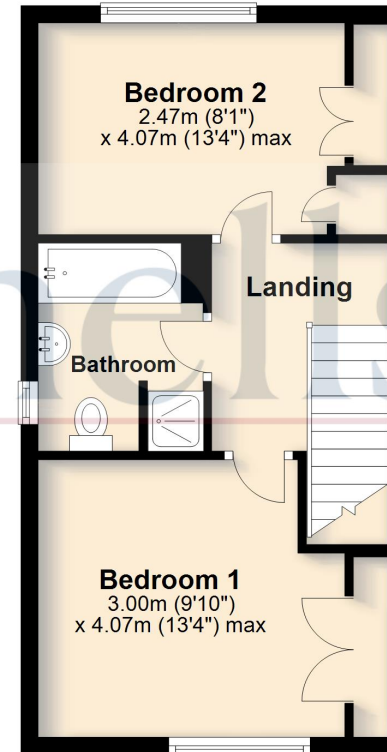


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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 illustrative 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.