



# Ivel Way

Stotfold , Hitchin,  
Hertfordshire, SG5 4DA  
£425,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Detached, two double bedroom bungalow in a quiet cul-de-sac location. This spacious bungalow is offered chain free, with good size accommodation throughout. The property offers two double bedrooms, a family bathroom and a further shower room, separate living and dining rooms, conservatory onto the rear garden and a good size kitchen with separate utility room. To the front there is block paved parking for several vehicles and the rear garden is approximately 30 ft x 35 ft.



- Detached bungalow
- Chain free
- Cul-de-sac location
- Two double bedrooms
- Bathroom and separate shower room
- Two reception rooms
- Fitted kitchen and separate utility room
- Conservatory
- Block paved driveway





## Room Sizes

Living Room - 4.24m x 3.71m (13' 11" x 12' 2")

Dining Room - 3.62m x 4.80m (11' 11" x 15' 9")

Kitchen - 4.24m x 2.54m (13' 11" x 8' 4")

Utility Room - 2.29m x 2.40m (7' 6" x 7' 10")

Conservatory - 2.29m x 4.10m (7' 6" x 13' 5")

Bedroom 1 - 3.62m x 3.64m (11' 11" x 11' 11")

Bedroom 2 - 3.35m x 3.64m (11' 0" x 11' 11")

Bathroom - 1.84m x 2.56m (6' 0" x 8' 5")

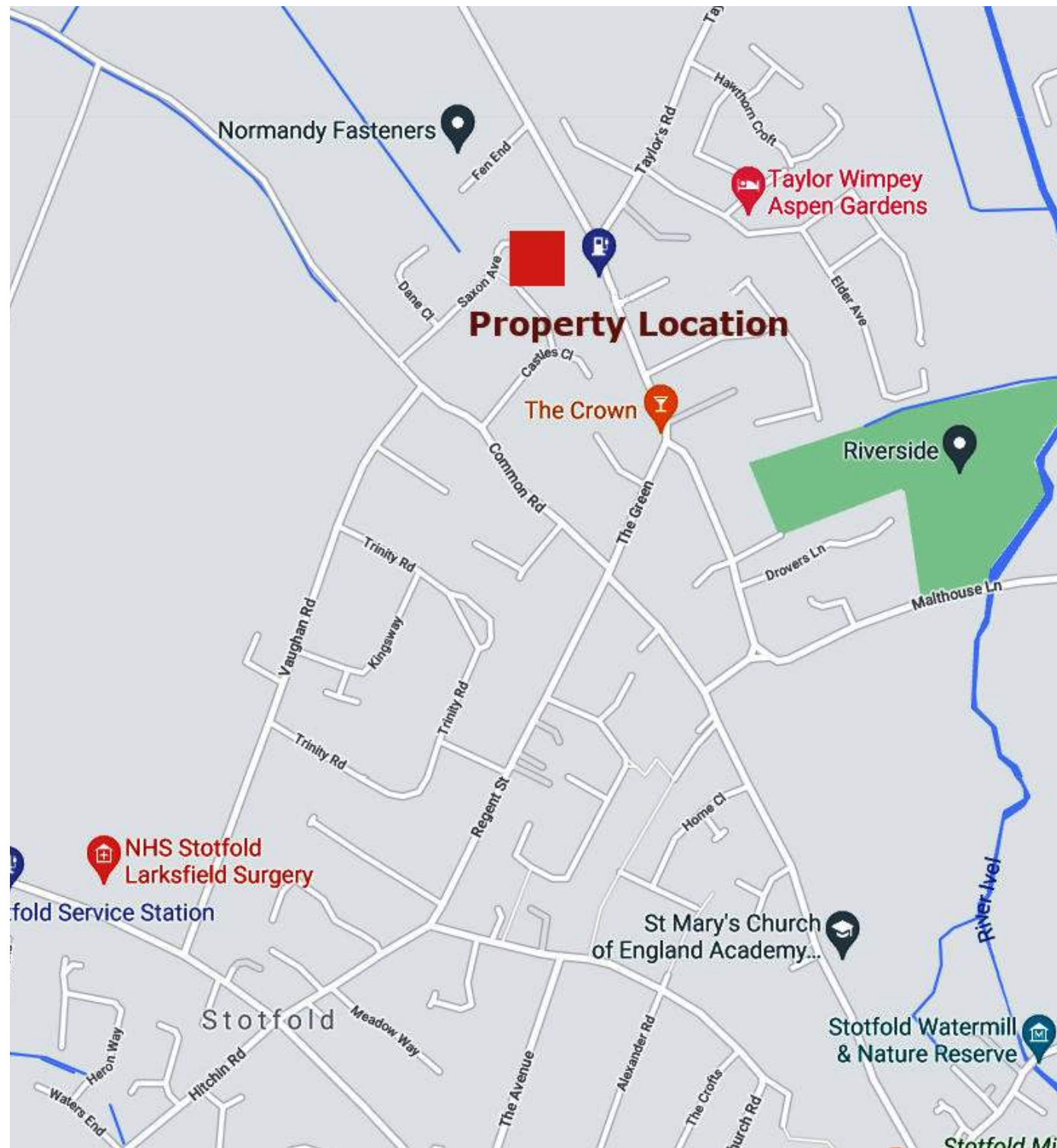
Shower Room - 1.99m x 1.19m (6' 6" x 3' 11")

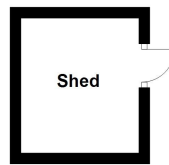


## Location

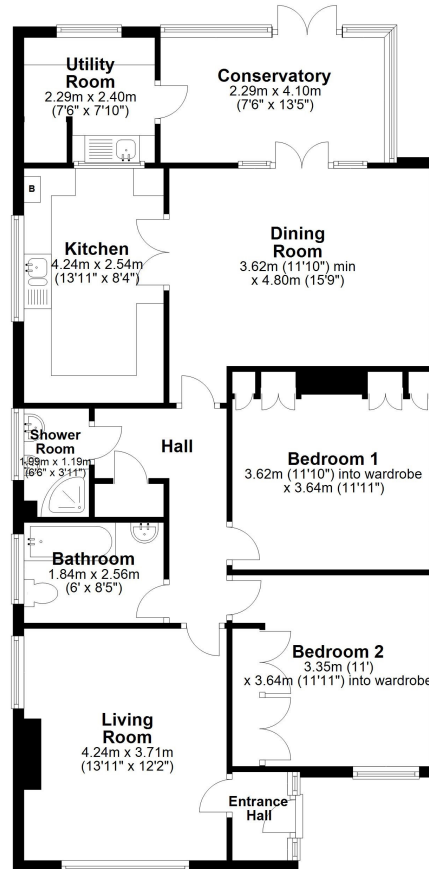
### Stotfold

Stotfold has a good range of local facilities including a doctor's surgery, dentist, post office and Co-op. The town is close to excellent transport links to London and Cambridge via the A1 and train stations in Arlesey and Letchworth. There are lots of lovely countryside walks nearby, including around Stotfold Mill where there is a tranquil nature reserve for peaceful days out. On the Hertfordshire border, Stotfold has good access to leisure and shopping facilities in the nearby towns of Hitchin, Letchworth and Biggleswade.





**Ground Floor**  
Approx. 104.8 sq. metres (1128.6 sq. feet)



Total area: approx. 104.8 sq. metres (1128.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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

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