



Daisy Lane

Stotfold,
Bedfordshire, SG5 4HJ
£425,000

country
properties

This 3 bedroom linked-detached home features off-road parking and a garage to the side of the property. Set in the popular town of Stotfold it has excellent commuter access to A507/A1 and mainline stations at nearby Letchworth & Arlesey, as well as local amenities within walking distance.

- Integrated Kitchen appliances
- Ground floor cloakroom
- Built in wardrobes in Bedrooms One and Two
- Garage to side of the property with parking space
- Close to well regarded local schooling
- Short drive to A1(M) and nearby train station

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect flooring. Radiator. Doors leading to Living/Dining Room, Kitchen and Cloakroom. Stairs rising to first floor.

Kitchen

10' 4" x 7' 3" (3.15m x 2.21m) A range of wall and base units with worksurfaces over and upstands. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Integrated oven and gas hob with stainless steel extractor hood over and glass splashback. Integrated washing machine and slimline dishwasher. Integrated fridge/freezer. Cupboard housing a combi boiler. Extractor fan. Tiled flooring. Radiator. Double glazed window to front aspect.

Living / Dining Room

14' 8" x 14' 4" (4.46m x 4.36m) Double glazed French patio door onto rear garden and double glazed window to rear. Understairs storage cupboard. Radiator.

Cloakroom

Part tiled with pedestal wash hand basin and low level WC. Wood effect flooring. Radiator.



FIRST FLOOR

Landing

Double glazed window to side aspect. Storage cupboard. Loft access. Doors to all bedrooms and bathroom.

Bedroom One

12' 1" x 7' 10" (3.69m x 2.38m) Master bedroom with double glazed window to rear. Built in double wardrobes. Radiator.

Bedroom Two

9' 5" x 7' 10" (2.88m x 2.39m) Double glazed window to front aspect. Double built in wardrobes. Radiator.

Bedroom Three

7' 5" x 6' 8" (2.25m x 2.03m) Double glazed window to rear. Radiator.

Bathroom

Fully tiled bathroom suite comprising wash hand basin, low level WC and bathtub with shower over and shower screen to side. Wall mounted mirrored bathroom cabinet. Tiles effect flooring. Obscure double glazed window to front aspect.

OUTSIDE

Front Garden

Front garden enclosed by wrought iron railings and gate with a lock. Decorative slate. Paved path to front door.

Rear Garden

Wrap around rear garden mainly laid to lawn, with patio area and paved path to side. Garden shed. Personal door to garage. Gated access to garage and parking.

Garage

Single garage with up and over door. Power and light.

AGENTS NOTE

Local Area

Stotfold has a good range of local facilities including a doctor's surgery, dentist, opticians, gym, post office, bakery, Co-op and more. There is a range of well regarded schools for all ages. 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.



Approximate Gross Internal Area
 Ground Floor = 34.4 sq m / 370 sq ft
 First Floor = 34.0 sq m / 366 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 85.3 sq m / 918 sq ft

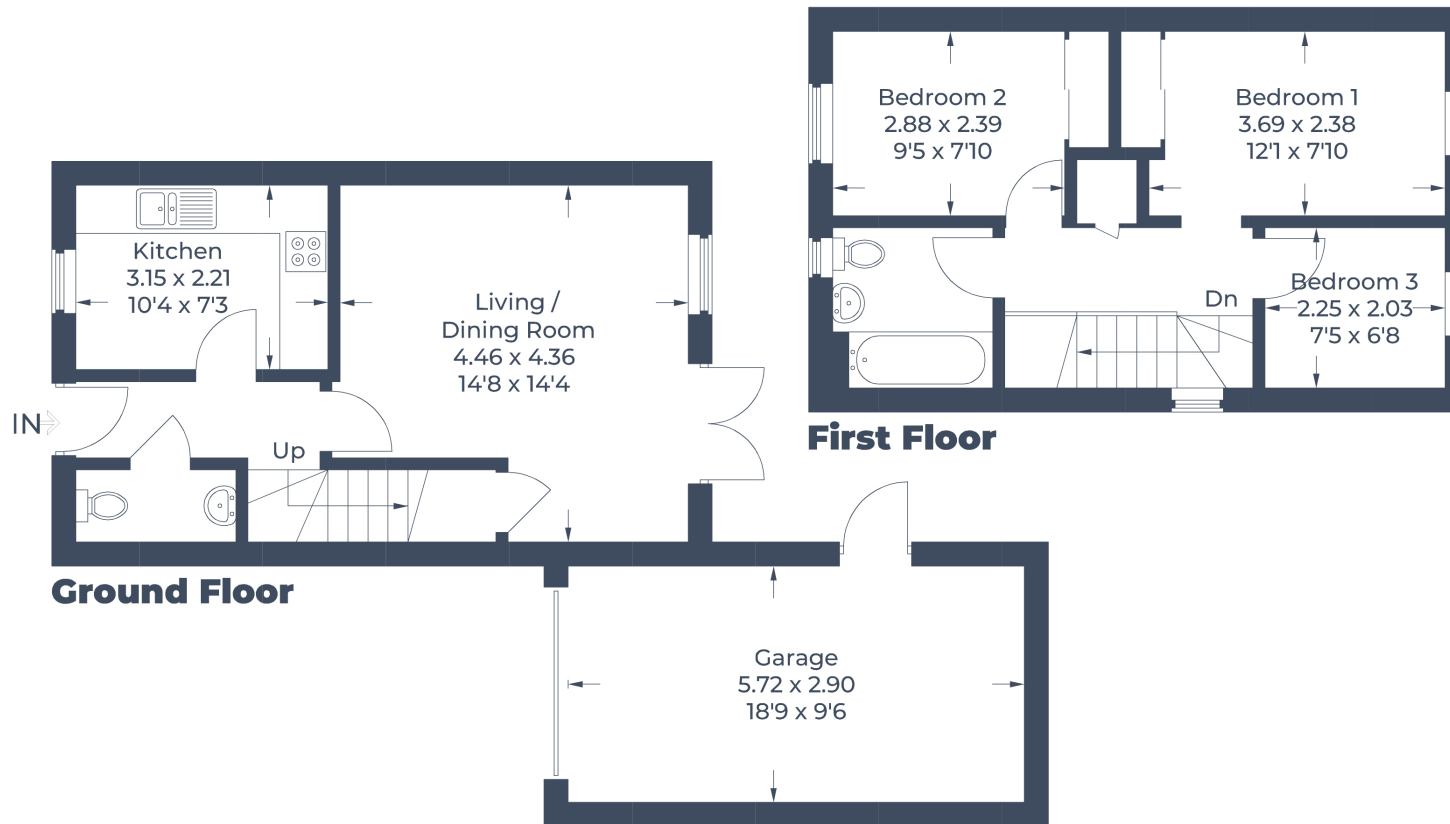


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	76
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 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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