



Hitchin Road, Stotfold, Hitchin, Bedfordshire. SG5 4JE

 **Satchells**



## 4 Bedroom Semi-Detached House

**£1,995 pcm**

### **Additional charges may apply**

SIMPLY STUNNING! This is a must view home if you are looking for that next family home, from the amazing rear kitchen with bi-folds doors out to the beautiful rear garden, to the FOUR bedrooms and two bathrooms covering the next two floors.

- SIMPLY STUNNING!
- 100ft+ Stunning rear garden
- Semi-detached house
- FOUR bedrooms
- Parking for 2/3 cars
- Tastefully presented throughout
- Accommodation over three floors
- Versatile family home
- Available around the middle of July
- EPC Rating D



This truly is a magnificent family home that we are certain will tick all the boxes. As you approach the property you are greeted by an elegant looking semi-detached home with a paved driveway for two cars and a beautiful bay window with internal shutters. A long entrance hall draws you in straight away before it opens out to the dining area and the main living room with that bay window overlooking the front, an open wood burning fire and antique wooden flooring really bring out the character in this 1900s home.

Heading to the rear and the newly extended part of the home you are welcomed by this stunning elongated kitchen before the room widens giving you a super area for entertaining family & friends. This room benefits from separately controlled under floor heating throughout, sky lights, side windows and large bi-folding doors fill the room with natural light and give a fantastic connection to the beautiful rear garden that is over 100ft long. Immediately laid to patio which is perfect for al fresco dining during those warmer evenings, a large lawn area and second patio finish of this wonderful space.

Heading back inside and up the first set of stairs we have the master bedroom with a stunning en-suite shower room with built in wardrobes, the main family bathroom separates the master bedroom and smaller fourth bedroom which would make a perfect working from home space. Taking the second set of stairs to the top floor we have the final two double bedrooms.



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 let, 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 or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. 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.

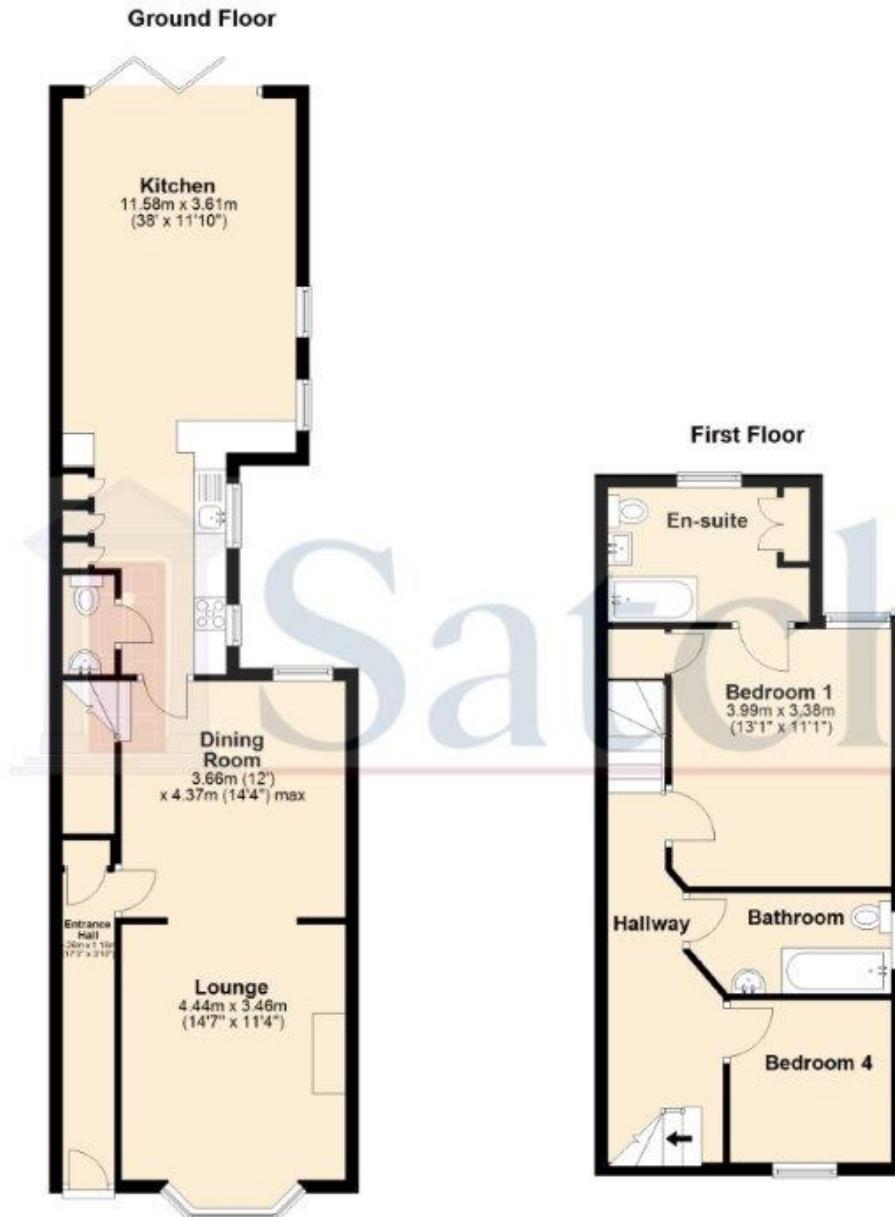
Heading back to the front of the property there is a shared driveway to the right-hand side that leads to a side gate into the rear garden and the third parking space is located directly in front of the gate.

This home is available around the middle of July and viewing early is highly recommended.

Council Tax Band - D

A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £459.13. This does then form part of your five-week holding deposit meaning once all satisfactory references are passed you will then be required to pay £1,836.52. For more information, please contact the office.

Note; some of the furnishings will remain in the dining / living room and furnishings in the top two bedrooms can remain if desired. Should you require more details please ask at time of booking a viewing or speak with the negotiator on your viewing for more details.



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.