



# Hawthorn Croft

Stotfold,  
SG5 4RT  
£485,000

country  
properties



This immaculately presented and spacious home offers four double bedrooms, with the master suite occupying the entire top floor and benefiting from its own en-suite shower room. The kitchen was newly refitted in May 2025, adding a fresh and modern touch to the heart of the home. Situated on the sought-after 'Beauchamp Mill' development, this property is ideal for anyone seeking contemporary living in a well-regarded location. Offered by a motivated seller.

- Excellent commuter access into London via Arlesey main line station ( St Pancras in 38 mins)
- Newly re fitted kitchen in May 2025
- Garage and driveway for up to 2 cars with a private gate
- Motivated seller – a MUST VIEW!
- Versatile & adaptable accommodation across three floors
- Walking distance of local schools and amenities
- Media wall in living room

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Radiator. Stairs rising to first floor. Door to Kitchen.

#### Kitchen

12' 10" (max) x 11' 4" (max) (3.90m max x 3.46m max) Refitted kitchen with a range of wall and base units and ample worksurfaces over. Inset black one and half bowl sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated eye level double oven and inset ceramic hob. Integrated dishwasher, fridge/freezer and washing machine. Radiator. Wood effect Amtico flooring. Double glazed window to front aspect.

#### Living Room/Dining Room

16' 2" x 13' 9" (min) (4.92m x 4.19m min) Wood effect Amtico flooring. Feature media wall with feature electric fireplace. Understairs storage cupboard. Two radiators. Double glazed French doors onto rear garden and double glazed window to rear aspect.

#### Cloakroom

Pedestal wash hand basin and low level WC. Part tiled walls. Wood effect Amtico flooring. Extractor fan. Radiator.



## FIRST FLOOR

### First Floor Landing

Fitted carpet. Double glazed window to front aspect. Radiator. Airing cupboard. Carpeted stairs rising to Second floor. Doors to Bedroom Two, Three and Four and Bathroom.

### Bedroom Two

11' 2" x 9' 11" (3.41m x 3.02m) Double glazed window to rear aspect. Fitted carpet. Radiator.

### Bedroom Three

10' 8" x 9' 6" (3.26m x 2.90m) Double glazed window to front aspect. Fitted carpet. Radiator.

### Bedroom Four

11' 4" x 6' 0" (3.46m x 1.82m) Double glazed window to rear aspect. Laminate flooring. Radiator.

### Bathroom

White suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with mixer tap, shower over, fully tiled splashback wall and glass shower screen to side. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## SECOND FLOOR

### Second Floor Landing

Fitted carpet. Door to Master bedroom.

### Bedroom One

21' 7" (max) x 10' 11" (max) (6.58m max x 3.32m max) Double glazed dormer window to front aspect and double glazed Velux window to rear aspect. Fitted carpet. TV and telephone points. Radiator. Door to En Suite.

### En Suite

White suite comprising pedestal wash hand basin, low level WC and fully tiled double shower cubicle. Part tiled walls. Tiled flooring. Extractor fan. Shaver point. Heated towel rail.

## OUTSIDE

### Front Garden and Driveway

Shingled front garden with shrubs and paved path to front door. Block paved driveway providing off road parking for up to three cars and gated by wooden 5 bar gate.

### Rear Garden

Paved patio area and paved path to further patio to rear with seating area. Grassed lawn area. Decorative slate area. Raised flower beds. External water tap. External light. Gated side access.

### Garage

A detached brick built garage with up and over door. Power and light. Pitched roof. Personal door to rear garden.





Approximate Area = 1265 sq ft / 117.5 sq m (excludes garage)

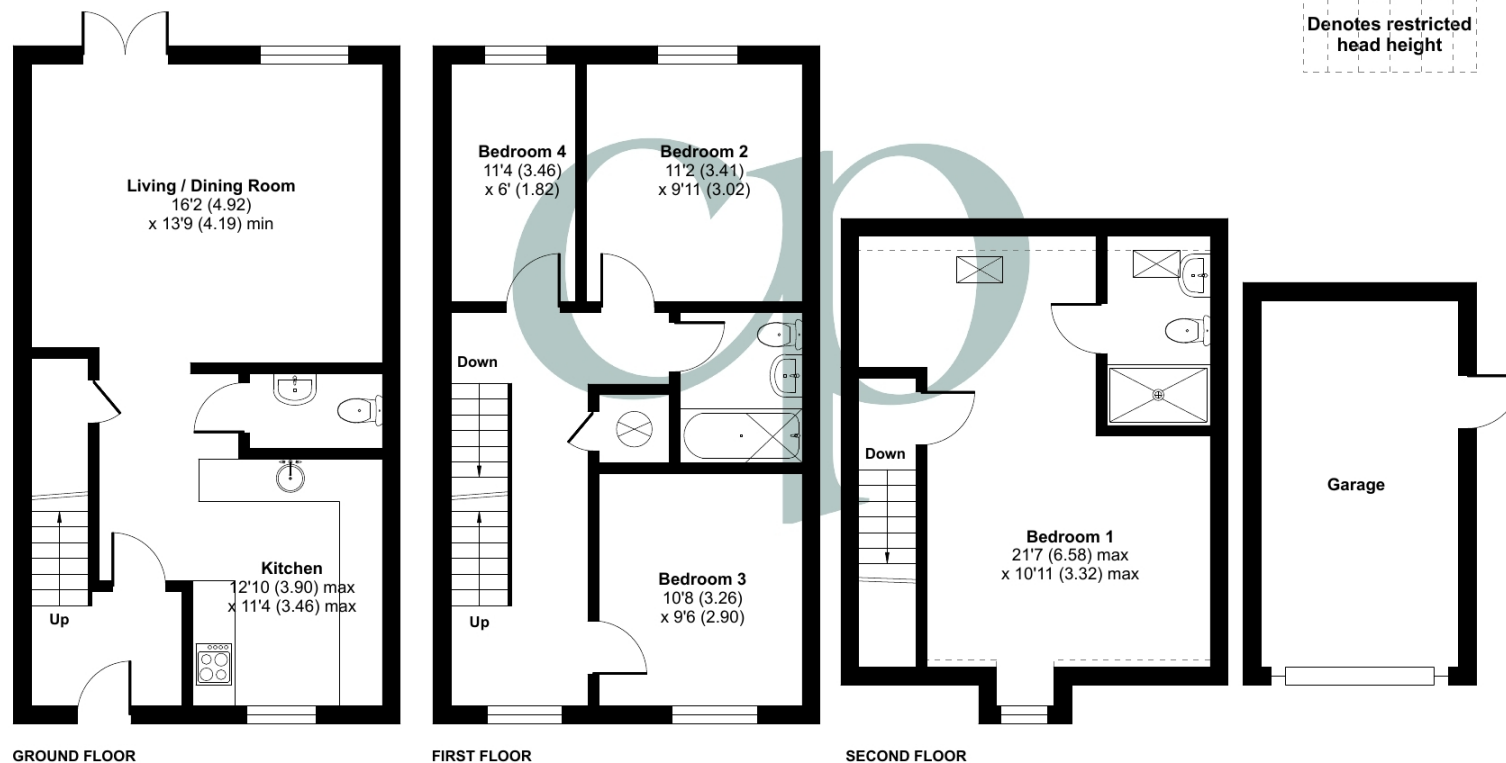
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 1279 sq ft / 118.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	81 83
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1359562

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## Viewing by appointment only

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