



Silver Birch Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4AS





## 4 Bedroom Semi-Detached House

### Guide Price £450,000 Freehold

A super, extended four double bedrooled family home located in a popular cul-de-sac that must be viewed internally.

The spacious accommodation comprises an entrance hall, cloakroom/utility, a light and airy 20ft living room, a stylish refitted kitchen/dining room with integrated appliances and quartz worktops and a play/hobby room to the ground floor. On the first floor are four double bedrooms, the master with an en-suite shower room, and the family bathroom. Externally are pleasant gardens to the front and rear, off-road parking and an attached brick-built storage room.

- Extended family home
- Four double bedrooms
- En-suite to master bedroom
- Spacious light and airy living room
- Superbly refitted kitchen/dining room
- Playroom/hobby room
- Ground floor cloakroom/utility
- Front and rear gardens
- Off road parking
- Awaiting EPC. Council tax band D.

**Ground Floor:****Front Door:**

Double glazed composite front door.

**Entrance Hall:**

Double glazed window to side. Wood effect flooring.

**Cloakroom/Utility:**

A white suite comprising low level WC and wash hand basin. Tiled splashback area. Plumbing for automatic washing machine. Double glazed window to front. Radiator. Wood effect flooring.

**Living Room:**

Abt. 20' 4" x 11' 6" (6.20m x 3.51m) A light and airy living room with double glazed window to front. Feature fireplace with inset gas fire. Television point. Stairs to the first floor with modular storage under. Two radiators. Wood effect flooring.

**Kitchen/Dining Room:**

Abt. 20' 4" x 11' 2" (6.20m x 3.40m) A super kitchen/dining room that has recently been refitted and comprises a comprehensive range of eye and base level units with ample Quartz worktops. Inset stainless steel one and a half bowl sink unit. Built-in induction hob with contemporary extractor hood over. Built-in eye level double electric oven. Integrated dishwasher. Space for an American style fridge freezer. Vertical radiator. Double glazed sliding patio doors lead to the rear garden. Double glazed window to rear. Wood effect flooring.

**Playroom:**

Abt. 18' 2" x 8' 6" (5.54m x 2.59m) Double glazed window to rear. Double glazed door leading to the rear garden. Radiator. Wood effect flooring.

**First Floor:****Landing:**

Access to loft space. Storage cupboard housing gas boiler. Carpet as fitted.

**Bedroom One:**

Abt. 17' 4" x 8' 8" (5.28m x 2.64m) Twin aspect double glazed windows to front. A range of fitted wardrobes and drawers. Radiator. Carpet as fitted.

**En-Suite:**

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splashback area. Double glazed window to side. Heated towel rail. Shaver point. Extractor fan. Inset ceiling light. Wood effect flooring.

**Bedroom Two:**

Abt. 11' 8" x 11' 6" (3.56m x 3.51m) Double glazed window to front. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 11' 8" x 11' 2" (3.56m x 3.40m) Double glazed window to rear. A range of fitted wardrobes. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 10' 6" x 8' 2" (3.20m x 2.49m) Doble glazed window to rear. Radiator. Carpet as fitted.

**Family Bathroom:**

A white suite comprising a paneled bath with shower over and glass shower screen, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to rear. Heated towel rail. Tiled flooring.

**Outside:****Front Garden:**

Laid mainly to lawn. Driveway for one car. Path to front door.

**Rear Garden:**

An attractive enclosed rear garden. Paved patio area with raised beds and seating. Established lawn. Outside tap.

**Storage:**

Abt. 11' 7" x 4' 6" (3.53m x 1.37m) An attached brick-built storage area to the front of the property accessed via a roller door. Power and light. A personal door leads to the rear garden.

**Agent Note:**

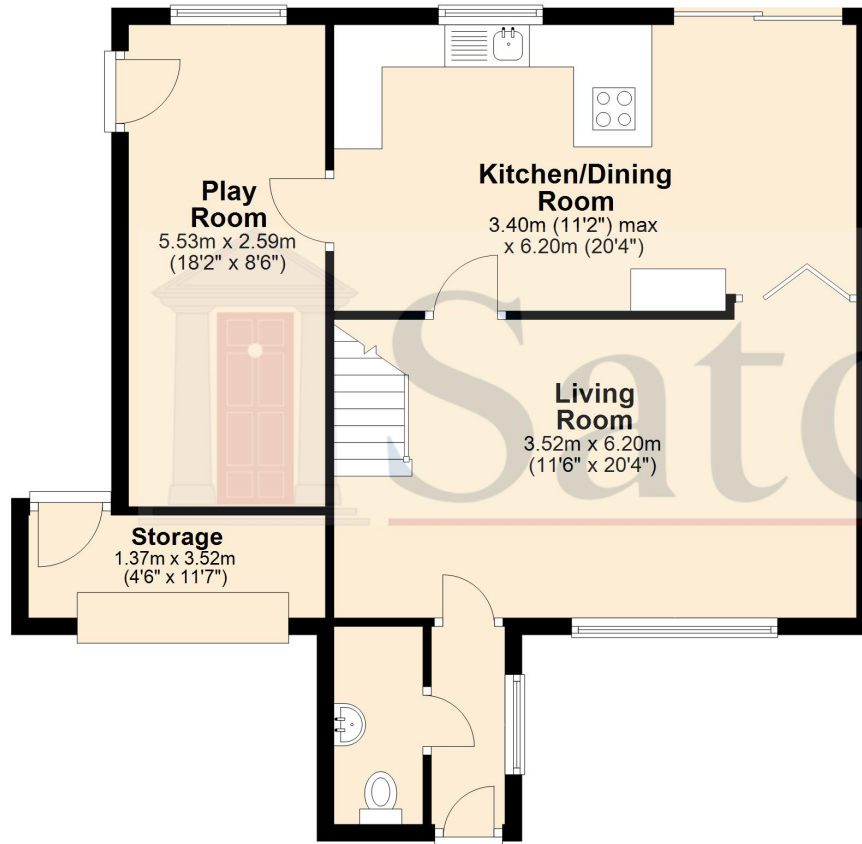
Draft particulars yet to be approved by the vendor and maybe subject to change.



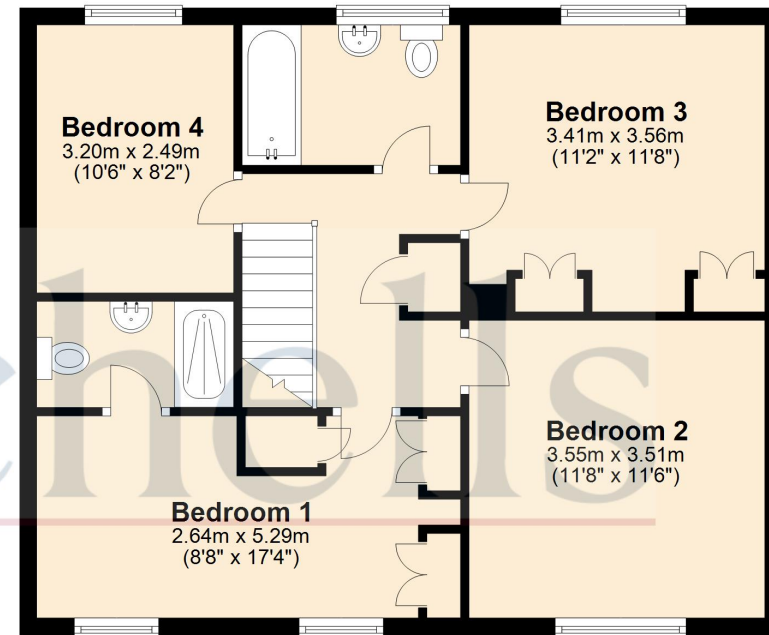


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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