



# 60, Common Road

Stotfold, Hitchin,  
Bedfordshire, SG5 4DF

**Offers in Excess of £425,000**

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properties

This three bedroom chalet style home has been re-modeled and improved by the current owners and occupies a quiet cul-de-sac position, just a short stroll to countryside walks and local allotments. The property is a short drive to Arlesey Train Station for direct rail links into the city!

- Well presented throughout - Just move in
- chain free
- Stylish open plan kitchen/dining/living room with doors opening onto garden
- Upstairs en-suite and shower room
- Downstairs bathroom/cloakroom
- Potential to further extend/adapt the current layout subject to planning consents.
- New boiler installed 2023
- Private rear garden with covered seating area - perfect for those al fresco evenings
- Close to local amenities and highly regarded schooling

## Ground Floor

### Entrance Hall

Wood Effect flooring. Double glazed window to front. Radiator. Door to under stairs storage cupboard. Door to bathroom/Cloakroom. Door to kitchen/dining/living room. Stairs rising to first floor.

### Bathroom/cloakroom

Wood effect flooring. Suite comprising low level wc. Wash hand basin with vanity under. Panel enclosed bath with rainfall shower over and separate mixer shower and glass shower screen. Heated towel rail.

### Kitchen/Dining/living room

7.98m (max) x 6.48m (max) (26' 2" x 21' 3")  
Wood effect flooring. Two radiators. Feature Gas fireplace with stone surround and hearth. Open into dining area. Patio doors opening onto rear garden. Open into Kitchen area:  
Double glazed window to rear. Range of eye and base level units with complimentary work surfaces over. Bosch eye level double oven & grill. Integrated dishwasher. Space for American Fridge Freezer. Stainless steel sink drainer unit. Cupboard housing new boiler installed approx 1 year ago. Breakfast bar with Siemens electric hob with extractor hood over. Part glazed door to covered passage way.



## Covered Passage

Part glazed door leading to front driveway/garden. Personal door into garage. Part glazed door into utility Room.

## Utility Room

2.31m x 1.55m (7' 7" x 5' 1")  
Wood effect flooring. Double glazed window to rear. Range of wall and base units with complimentary work surfaces over. Space for washing machine and tumble dryer (cold water feed only)

## FIRST FLOOR

### Landing

Door to all bedrooms and bathroom.  
Double glazed window to side.

### Bedroom One

3.20m x 2.87m (10' 6" x 9' 5")  
Double glazed window to rear. Radiator.  
Door into en suite shower room.

### En Suite shower room

Obscure double glazed window to side.  
Three piece suite comprising low level wc, Wash hand basin with vanity under.  
Separate shower cubicle. Heated towel rail.

### Bedroom Two

3.89m x 3.15m (12' 9" x 10' 4")  
Double glazed window to rear. Built in wardrobes. Radiator.

### Bedroom Three

3.15m x 2.26m (10' 4" x 7' 5")  
Double glazed window to rear and side.  
Radiator.

### Shower Room

Newly built shower room with dormer extension. Suite comprising low-level WC, vanity wash hand basin and double shower cubicle. Obscure double glazed dormer window to front. Heated towel rail. Wood effect flooring.

## Outside

### Front Garden

Block paved driveway providing off road parking x 2 cars leading to single garage. Part glazed door leading to side passage. Pathway to front door. Mainly laid to lawn and mature shrubs.

### Rear Garden

Mainly laid to lawn with paved patio area. Further paved patio area with covered gazebo. Mature flower and shrub borders.

### Garage

5.99m x 2.36m (19' 8" x 7' 9")  
Electric up and over roller door. Power and Light. Personal door to side passage.



Approximate Area = 1050 sq ft / 97.5 sq m (excludes lean to)

Garage = 151 sq ft / 14 sq m

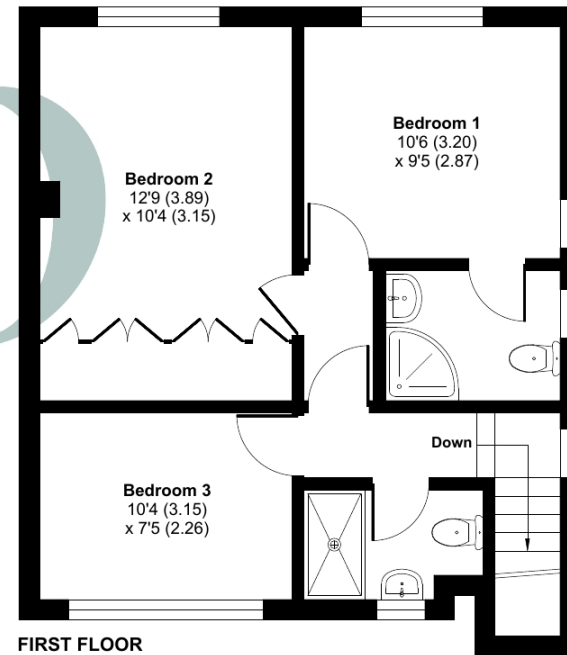
Outbuilding = 40 sq ft / 3.7 sq m

Total = 1241 sq ft / 115.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	62	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1088141

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

## Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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