



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

| Satchells



3 Bedroom Semi-Detached House

Guide Price £375,000 Freehold

Set in a popular cul-de-sac location sits this well presented, bright and airy three-bedroom semi-detached family home.

Internally the spacious ground floor accommodation comprises of a good-sized entrance hall, a separate lounge and dining room and kitchen with side door leading to the handy utility area to the rear of the garage. The first floor provides a spacious landing, a smart refitted shower room and three generous bedrooms. Externally there is an oversized garage, a driveway for two cars and a vast gravel frontage ideal for caravan storage and or extra off-road parking. The rear garden has an established lawn and is complimented with a good sized modern grey painted decking providing plenty of entertaining space for alfresco dining. All in all, a lovely family home that must be viewed. For further details please contact Satchells Stotfold.

- Three generous bedrooms
- Bright and airy lounge
- Separate dining room
- Kitchen
- Refitted shower room
- Attractive rear garden
- Garage and driveway
- Large front gravelled area
- Cul-de-sac location
- Awaiting EPC. Council tax band D

Ground Floor

Front Door:

Double glazed front door with double glazed flank window.

Entrance Hall:

Stairs to first floor with cupboard under. Contemporary vertical radiator. Laminate flooring.

Lounge:

Abt 13' 10" x 12' 3" (4.22m x 3.73m) Double glazed window to front. Radiator. Television point. Telephone point. Laminate flooring. Sliding door to dining room.

Dining Area:

Abt 10' 5" x 10' 5" (3.17m x 3.17m) Double glazed window to rear. Radiator. Laminate flooring.

Kitchen:

Abt. 11' 2" x 9' 4" (3.40m x 2.84m) A well appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Plumbing for automatic washing machine and dishwasher. Space for electric cooker with extractor hood over. Space for fridge/freezer. Double glazed window to rear. Double glazed door to side. Radiator. Tiled flooring.

First Floor

Landing:

Double glazed window to side. Loft access. Carpet as fitted.

Bedroom One:

Abt 11' 4" x 11' 7" (3.45m x 3.53m) Double glazed window to front. A range of fitted wardrobes. Radiator. Carpet as fitted.

Bedroom Two:

Abt 11' 7" x 11' 3" (3.53m x 3.43m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt 8' 6" x 8' 6" (2.59m x 2.59m) Double glazed window to front. Radiator. Over stairs storage cupboard. Carpet as fitted.

Bathroom:

A refitted white suite comprising a large fully tiled walk in shower area with shower and glass screen, vanity unit with inset wash hand basin and low level WC. Shaver point. Fully tiled walls. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling lights. Vinyl flooring.

External

Covered Passage & Utility Area:

Double glazed door to front. Double glazed door and window to rear. Opening to garage.

Garage:

A brick built single garage with up and over door. Power and lighting.

Front Garden:

A driveway leads to the garage and provides off road parking for two cars. The remainder is laid to shingle and provides space for additional parking or caravan storage.

Rear Garden:

A pleasant rear garden with a paved patio area and a raised decking area, ideal for entertaining. Established lawn. Outside tap.

Additional Information**Agents Note:**

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

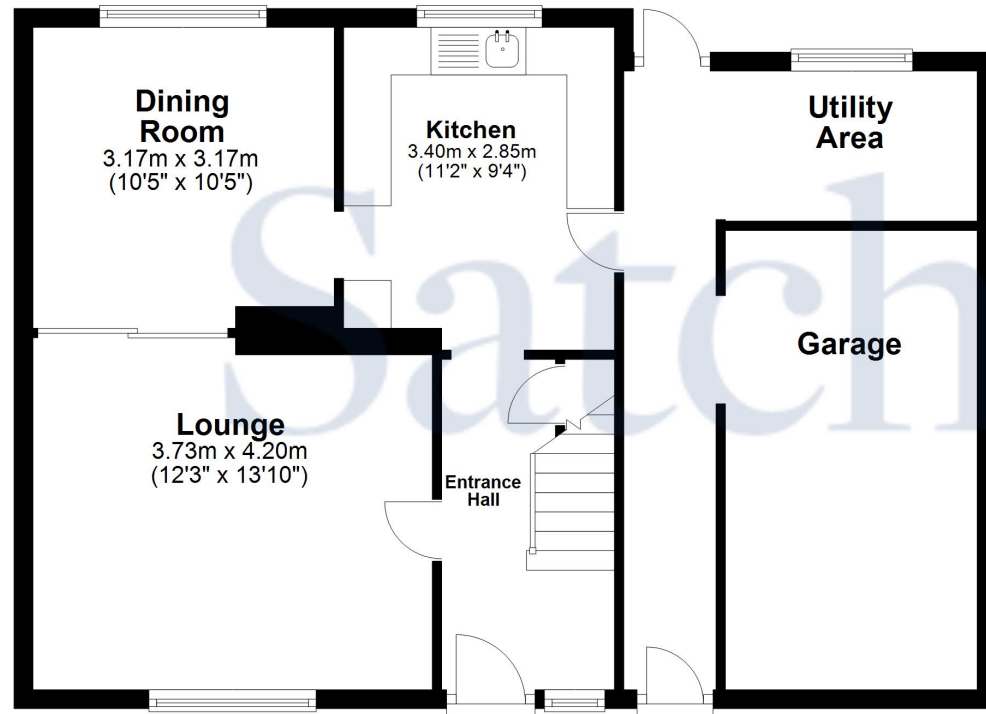




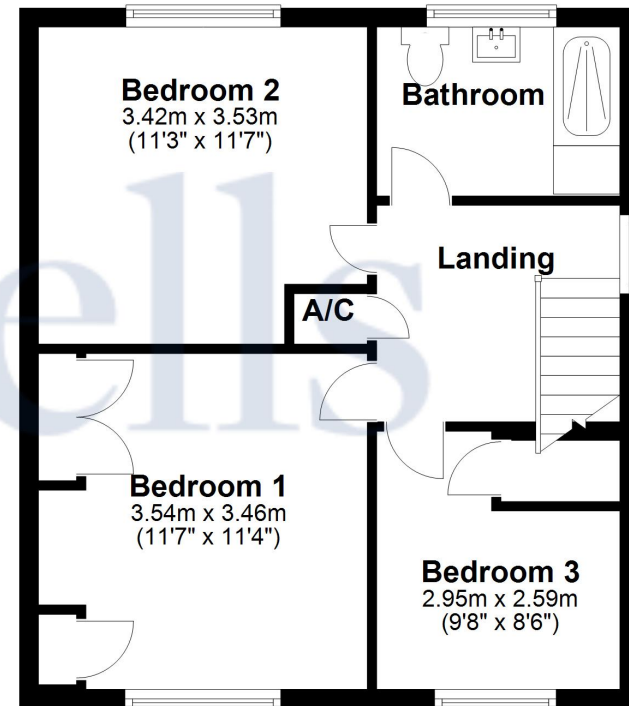
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Ground Floor



First Floor



For illustration 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.
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