



Harebell Avenue

Stotfold,
Bedfordshire, SG5 4QZ

Offers in Excess of £400,000

country
properties

Situated on the popular Greenacres development, this well-presented four-bedroom semi-detached property offers ideal family living across three floors, including a bright and airy lounge/diner, a modern kitchen and well-proportioned bedrooms. Outside, the property benefits from a newly landscaped rear garden, garage and off-street parking for up to 3 cars and is just a short walk from well regarded local schools and amenities.

- Bedroom 1 & 2 both with en suites
- Single garage with driveway for up to 3 cars
- Loft extension added in 2017
- Close to well regarded local schools and amenities
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- New lounge flooring and paneling
- Stylish kitchen with a range of integrated appliances

INTERNAL

GROUND FLOOR

Entrance Hall

Tiled flooring. Carpeted stairs rising to first floor with wall panelling to dado height. Radiator. Doors to Kitchen, Living / Dining room and Cloakroom.

Kitchen

11' 0" x 8' 7" (3.36m x 2.61m) A range of wall and base units with roll edge worksurfaces over with upstands. Inset stainless steel one and half bowl sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated electric oven and gas hob with glass splashback and extractor fan over. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted cupboard housing a combi boiler serviced annually. Tiled flooring. Radiator. Double glazed window with fitted shutters to front aspect.

Living/ Dining Room

15' 10" x 14' 1" (4.82m x 4.30m) Dual aspect double glazed windows with fitted shutters to rear and side and double glazed French doors onto rear garden. Vertical radiator. LVT herringbone style flooring. Decorative wall paneling. Understairs storage cupboard. Second radiator.

Cloakroom

Pedestal wash hand basin and low level WC. Tiled splashback. Radiator. Extractor fan. Tiled flooring.

FIRST FLOOR

Landing

Stairs rising to second floor. Doors to bedroom two, three, four and bathroom. Fitted carpet. Double glazed window with fitted shutters to side.



Bedroom Two

11' 2" x 9' 5" (3.41m x 2.86m) Double glazed window to front aspect. Built in double wardrobe. Fitted carpet. Radiator. Door to En Suite.

En Suite

En suite comprising pedestal wash hand basin with tiled splashbacks, low level WC and fully tiled shower cubicle. Wall mounted mirrored bathroom cabinet. Extractor fan. Radiator. Wood effect vinyl flooring.

Bedroom Three

9' 7" (max) x 9' 5" (max) (2.93m max x 2.86m max) Double glazed window with fitted shutters to rear aspect. A range of built in wardrobes. Wood effect vinyl flooring. Radiator.

Dressing Room/ Bedroom Four

7' 4" x 6' 7" (2.24m x 2.01m) Double glazed window to rear aspect. A range of fitted open front wardrobes and shelving units. Wood effect vinyl flooring. Radiator.

Bathroom

Part tiled bathroom with suite comprising pedestal wash hand basin with tiled splashback, low level WC and panel enclosed bath tub. Extractor fan. Radiator. Tiled flooring. Obscure double glazed window to front aspect.

SECOND FLOOR

Second Floor Landing

Fitted carpet. Door to Bedroom one.

Bedroom One

15' 9" (max) x 14' 3" (max) (4.81m max x 4.35m max) Twin double glazed Velux windows to rear aspect and a double glazed Velux window to front aspect. Build in wardrobes. Vaulted ceiling. Storage space in eaves. Wood effect vinyl flooring. Radiator. Door to En Suite.

En Suite

Fully tiled En Suite comprising vanity wash hand basin, low level WC and fully tiled shower cubicle. Extractor fan. Heated towel rail. Tiled flooring. Double glazed Velux window.

OUTSIDE

Front Garden

Laid to artificial lawn and paved path to front door. Driveway to side of the property offering off road parking space for up to three cars and gated side access to rear garden. Garage.

Rear Garden

Paved patio area, circular artificial lawn area and decking area to rear. External water tap. External light. Personnel door to garage. Gated side access.

Garage

18' 1" x 8' 6" (5.52m x 2.60m) Single garage with up and over door. Power and light. Boarded pitched roof space. Personnel door to rear garden.



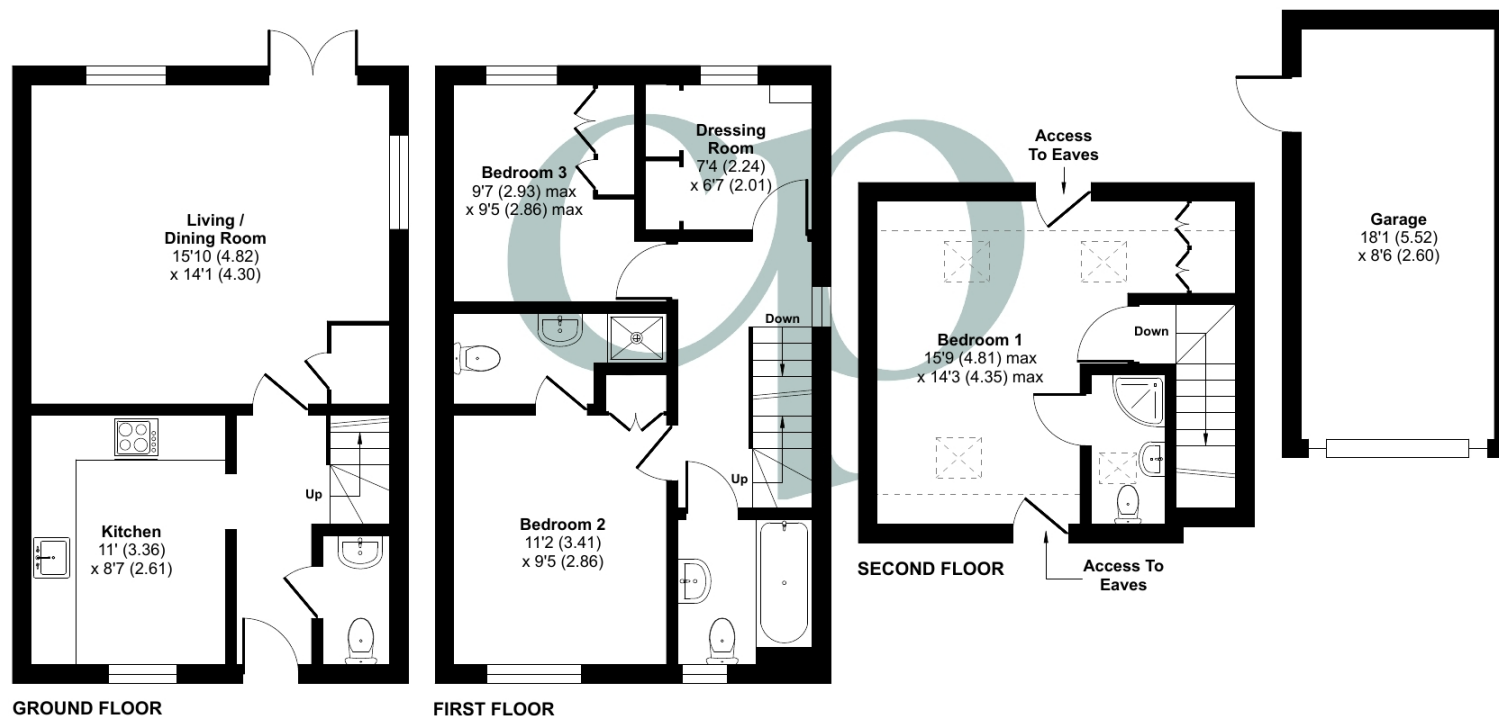


Denotes restricted
head height

Approximate Area = 1001 sq ft / 93 sq m
 Limited Use Area(s) = 32 sq ft / 3 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1187 sq ft / 110.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	79
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1333371

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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