



The Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4LY

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## 3 Bedroom End of Terrace House Guide Price £375,000 Freehold

Located in the heart of Stotfold this well-proportioned family home sits on a very large plot with the potential to extend (stpp).

The accommodation currently comprises entrance porch, a dual aspect living room, open plan kitchen/dining room and garden room to the ground floor. Upstairs are three bedrooms and a four piece bathroom suite. Externally is a very large and mature rear garden, and a good size frontage that provides off road parking for numerous cars. All in all a great family home that must be viewed.



- Three bedroom family home
- Extremely large plot
- Open plan kitchen/dining room
- Dual aspect living room
- Garden room
- First floor bathroom
- Driveway parking for numerous vehicles
- Vast potential to extend
- Chain free
- EPC rating C. Council tax band B

## Ground Floor

### Entrance Porch:

A fully enclosed entrance porch with double glazed french doors and dual aspect double glazed windows. Tiled flooring. Part glazed door to kitchen/dining room.

### Kitchen/Dining Room:

Abt. 17' 0" x 13' 6" (5.18m x 4.11m)

Dining Area: Double glazed window to front. Stairs to first floor with cupboard under. Radiator. Half panelled walls. Laminate flooring. Open to:

Kitchen Area: A well appointed kitchen comprising a good range of eye and base level units with ample wooden worktops. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob and electric oven. Plumbing for automatic washing machine. Space for under counter fridge and freezer. Cupboard housing gas boiler. Half tiled walls. Double glazed window to side. Double glazed door and window to garden room. Feature beams to ceiling. Inset ceiling lights. Tiled flooring.

### Garden Room:

Abt. 16' 0" x 8' 0" (4.88m x 2.44m) Double doors lead out to the rear garden. Power and light. Ceramic tiled flooring.

## Living Room:

Abt. 17' 2" x 11' 0" (5.23m x 3.35m) A dual aspect living room with double glazed window to front and double glazed sliding patio doors leading to the garden room. Ornate fireplace. Two radiators. Dado rail. Inset ceiling lights. Coved ceiling. Carpet as fitted.

## First Floor

### Landing:

Double glazed window to rear. Loft access. Part panelled walls. Carpet as fitted.

### Bedroom One:

Abt. 13' 5" x 10' 10" max (4.09m x 3.30m) Double glazed window to front. Built in overstairs cupboard. Radiator. Carpet as fitted.

### Bedroom Two:

Abt. 11' 0" x 9' 8" (3.35m x 2.95m) Double glazed window to front. Radiator. Laminate flooring.

### Bedroom Three:

Abt. 11' 0" x 7' 3" (3.35m x 2.21m) Double glazed window to rear. Radiator. Laminate flooring.

### Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment, fully tiled shower cubicle with rainfall shower. Vanity unit with inset wash hand basin and low level wc. Tiled walls. Double glazed window to rear. Extractor fan. Radiator. Inset ceiling lights. Vinyl flooring.

## Outside

### Front Garden:

A good sized frontage retained with a brick wall. Driveway and gravelled area provide off road parking for 4-5 cars.

### Rear Garden:

A large rear garden measuring approx 137ft in length. For alfresco dining there is a substantial patio area with a brick built barbecue. Beyond area established lawns, a variety of trees and shrubs, brick shed, timber shed and greenhouse. Gated side access.

## Additional Information

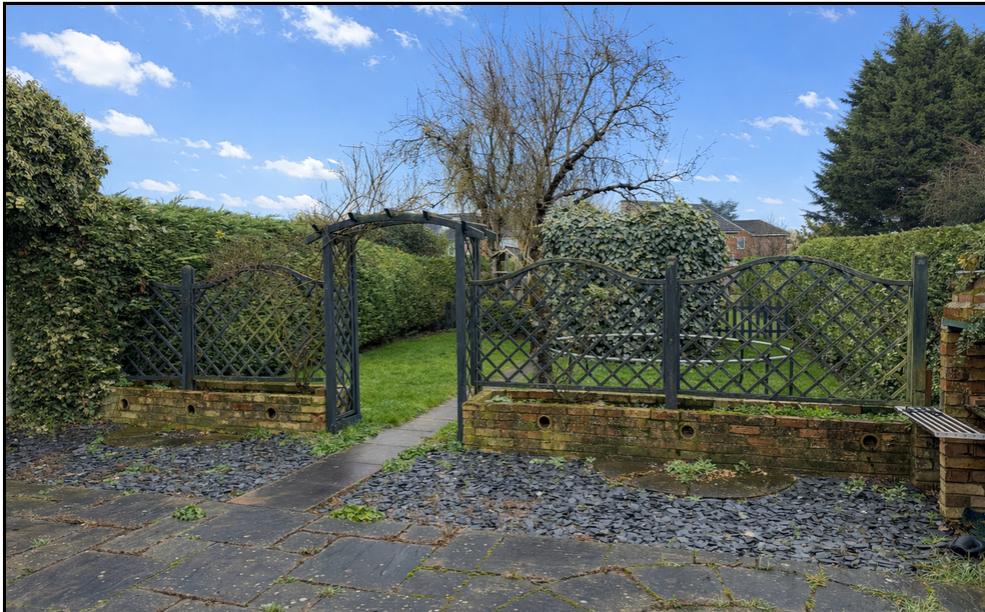
### Agents Note:

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.

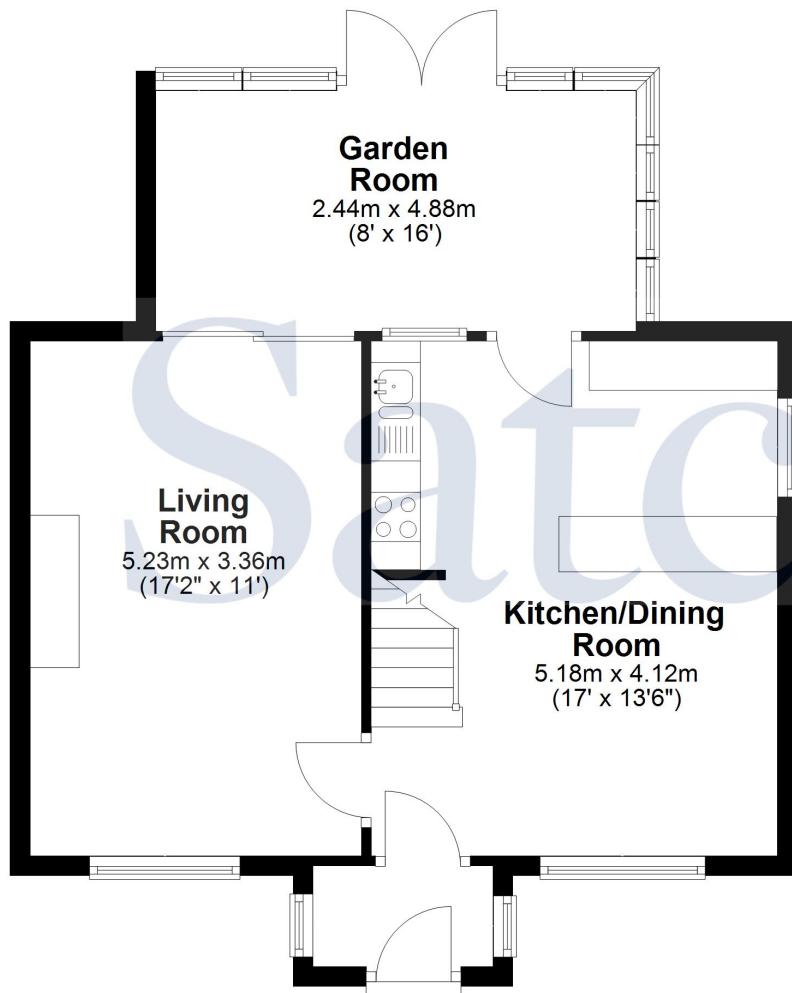




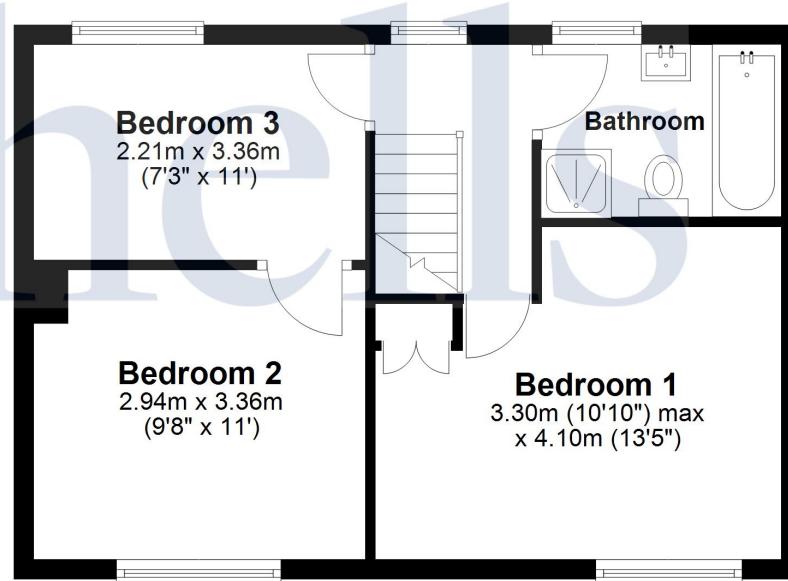
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## Ground Floor



## 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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