



32, Angelica Avenue
Stotfold, Hitchin,
Bedfordshire, SG5 4HH
£550,000

country
properties

Situated in the highly sought-after Greenacres development, this impressive four-bedroom detached home offers spacious and versatile living accommodation. The property boasts a stunning 20ft dual-aspect kitchen/diner, providing a bright and welcoming heart to the home. A generous 20ft living room offers ample space to relax, while the charming garden room with a log-burning stove creates a cosy retreat overlooking the garden. Upstairs, the property features four well-proportioned bedrooms, including a master bedroom with en-suite shower room and fitted wardrobes. Externally, the home benefits from a south-east facing rear garden, a driveway providing off-road parking for two cars and a single garage. Ideally located within walking distance of local amenities, schools and countryside walks.

- 20ft (max) dual aspect kitchen/dining room
- South & westerly facing landscaped rear garden
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Kitchen and En Suite updated in 2022
- Master bedroom with en suite and built in wardrobes
- Within walking distance to local amenities, schools and countryside walks
- Underfloor heating and log burning stove in the garden room



INTERNAL GROUND FLOOR

Entrance Hall

Fitted entrance door mat. Wood effect vinyl flooring. Doors into Living room and Cloakroom and sliding door into Kitchen/Dining room. Carpeted stairs rising to first floor with bespoke built in understairs storage. Radiator.

Living Room

20' 3" x 11' 0" (6.17m x 3.35m) Solid wood oak flooring. Window to front aspect. Two radiators. Double glazed double doors onto Garden room.

Garden Room

12' 5" x 10' 11" (3.78m x 3.32m) Two double glazed windows to rear aspect and double glazed French patio doors onto rear garden. Feature log burner. Tiled flooring with underfloor heating. Lantern roof window. Spot lights.

Kitchen/Dining Room

20' 3" x 11' 2" (6.16m x 3.40m) A range of wall and base units with oak worksurfaces over. Inset ceramic sink unit with stainless steel swan neck mixer tap over. Stoves Sterling Deluxe range cooker with extractor fan over to remain. Coated aluminium splashbacks. Integrated dishwasher. Space for fridge/freezer. Wood effect vinyl flooring. Double glazed window to front and rear aspect. Two radiators. Door to Utility room.

Utility

6' 4" x 5' 9" (1.94m x 1.75m) Wall and base units with worksurfaces with upstands over. Inset stainless steel sink and drainer unit with mixer tap over. Coated aluminium splashbacks. Wall mounted boiler, serviced in November 2025. Plumbing and space for washing machine. Radiator. Patio door with cat flap onto rear garden.



Cloakroom

Wash hand basin with tiled splashback and low level WC. Wood effect vinyl flooring. Radiator.

FIRST FLOOR

Landing

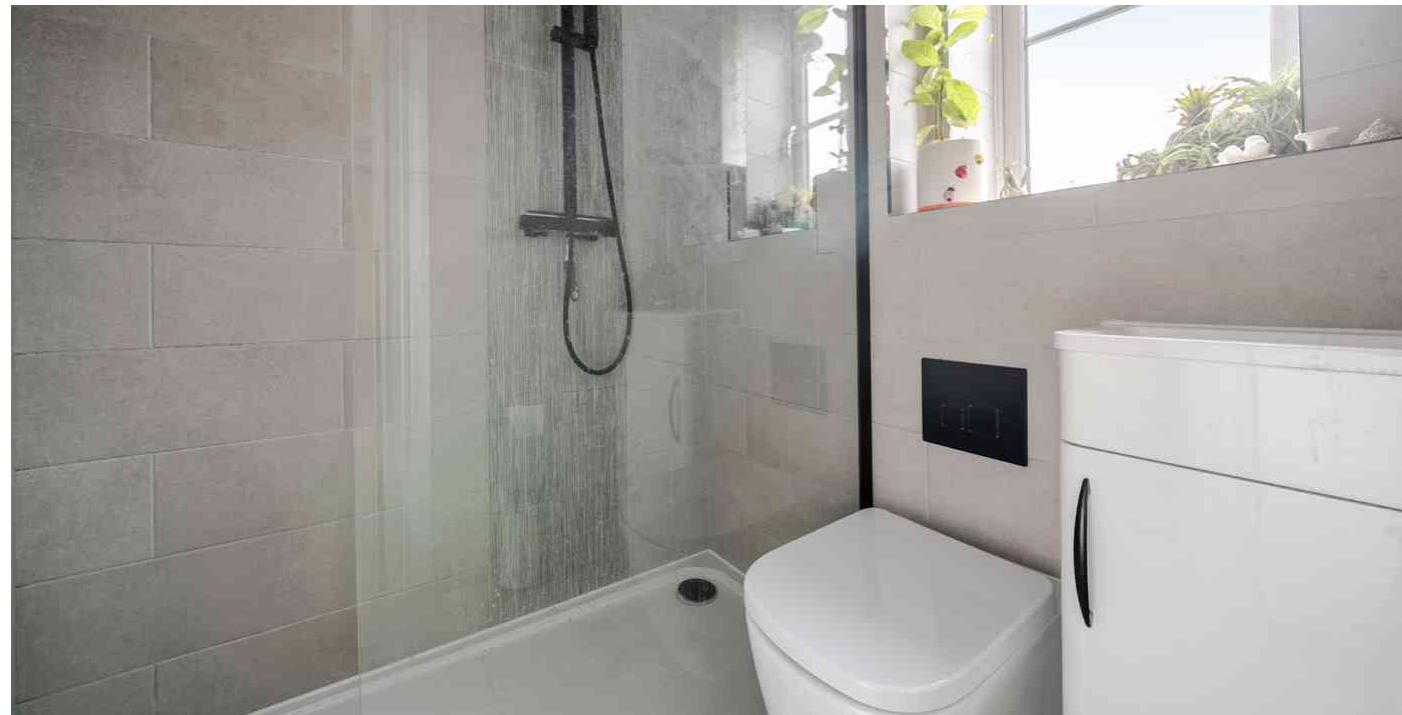
Wood effect vinyl flooring. Airing cupboard. Loft hatch. Doors to all bedrooms and family bathroom. Double glazed window to front aspect.

Bedroom One

15' 7" max x 11' 3" max (4.74m max x 3.42m max) Master bedroom with double glazed window to rear aspect. Fitted carpet. Fitted wardrobes. Radiator. Door to En suite.

En Suite

Fully tiled En suite comprising vanity wash hand basin, low level WC and double shower cubicle. Tiled flooring. Heated towel rail. Obscure double glazed window to rear aspect.



Bedroom Two

13' 0" max x 8' 5" max (3.95m max x 2.56m max) Double glazed window to rear aspect. Fitted carpet.

Radiator.

Bedroom Three

11' 5" x 7' 3" (3.48m x 2.21m) Double glazed window to front aspect. Wood effect vinyl flooring. Radiator.

Bedroom Four/ Study

7' 9" x 7' 5" (2.36m x 2.26m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bathroom

Fully tiled bathroom with white suite comprising pedestal wash hand basin, low level WC and panel enclosed bath with shower over and shower screen to side. Tiled splashbacks. Shaver point. Heated towel rail. Wall mounted corner mirrored bathroom cabinet. Obscure double glazed window to rear aspect.

OUTSIDE

Front Garden and Driveway

Block paved front garden. Flower bed borders with variety of established flowers and shrubs. Driveway to side of the property with off road parking space for two cars in front of the garage.

Rear Garden

Enclosed by timber fencing and mainly laid to lawn. Raised decking area. Flower and shrubs borders and variety of established trees. Paved patio area to side with garden shed to remain. Paved path to personnel door to garage. Gated side access.

Garage

19' 2" x 11' 1" (5.84m x 3.37m) Single garage with up and over door.





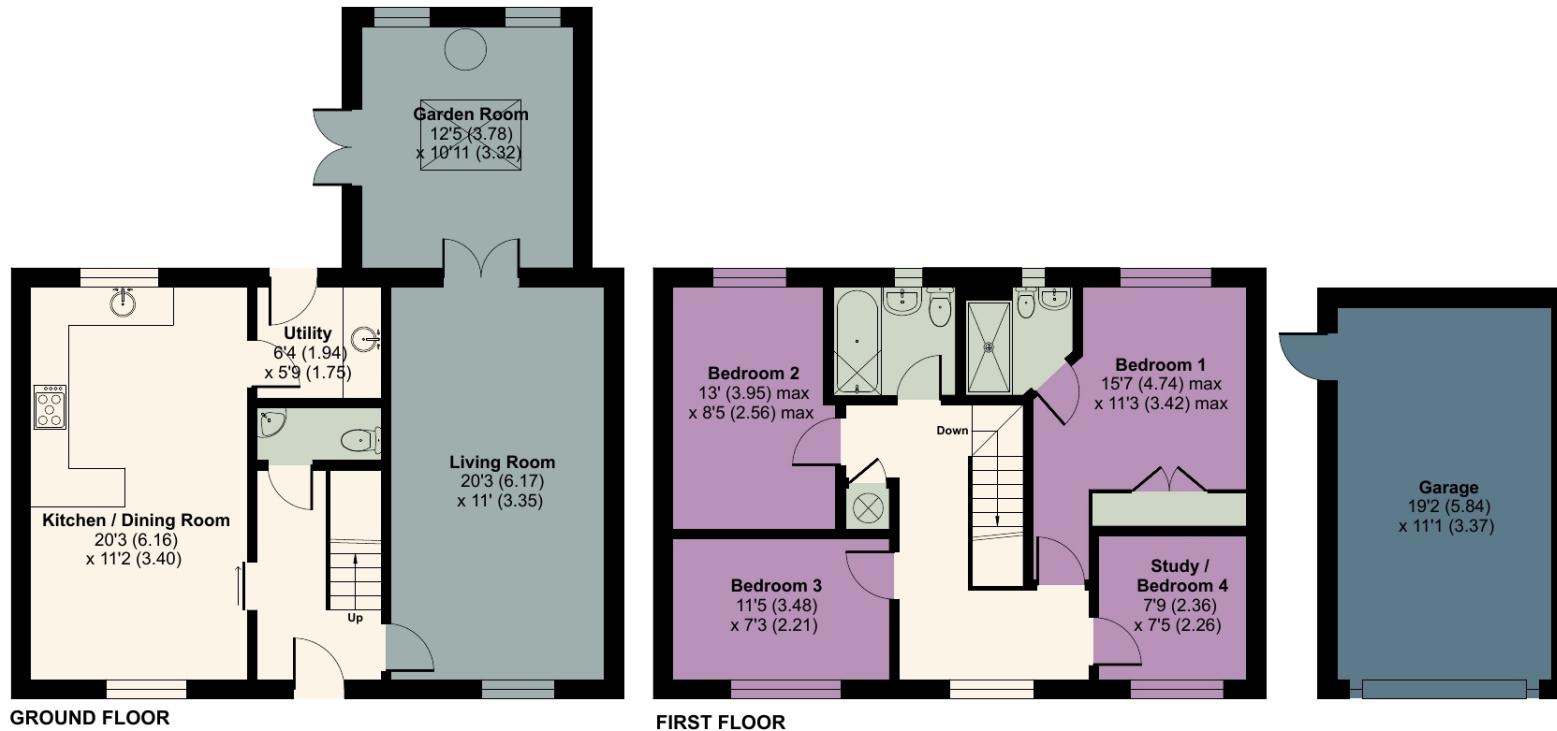


Approximate Area = 1341 sq ft / 124.5 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1553 sq ft / 144.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026.
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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

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