



# Comfrey Road

Stotfold, Hitchin,  
Bedfordshire, SG5 4ER  
Offers In Excess Of £365,000

country  
properties



This well presented 3 bedroom semi detached home with garage and off road parking is set in the popular town of Stotfold with excellent commuter access to A507/A1 and mainline stations at nearby Letchworth & Arlesey.

- 18ft Garage with power and light
- Master and 2nd bedroom both with built in wardrobes
- Paved driveway provides off road parking for 2-3 cars
- Well presented throughout
- Low maintenance garden with artificial lawn and paved patio

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood effect flooring. Radiator. Stairs rising to first floor.

#### Cloakroom

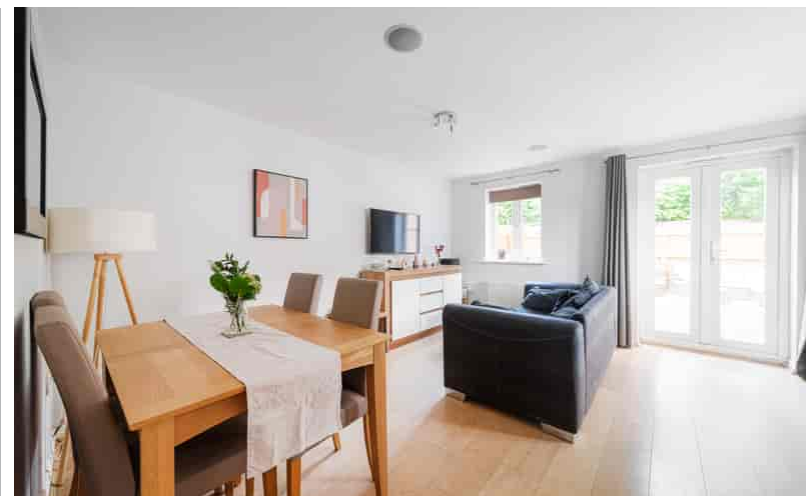
White suite comprising low level WC and pedestal wash hand basin with tiled splashback. Wood effect flooring. Radiator.

#### Kitchen

10' 5" x 7' 2" (3.17m x 2.18m) Fitted kitchen with a range of wall and base units and roll edge worksurfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Induction hob. Space for oven (oven not included in sale). Stainless steel extractor hood over. Stainless steel splashback. Space for fridge/freezer. Plumbing and space for washing machine. Cupboard housing a wall mounted gas boiler. Radiator. Polished tiled flooring. Double glazed window to front.

#### Living/ Dining Room

14' 7" x 14' 4" (4.45m x 4.37m) Dual aspect double glazed windows to rear and side. Double glazed French doors into rear garden. Wood effect flooring. Understairs storage cupboard. TV point. Two radiators.



## FIRST FLOOR

### Landing

Double glazed window to side. Loft access. Doors into all rooms.

### Bedroom One

12' 2" x 7' 9" (3.71m x 2.36m) Double glazed window to rear. Built in wardrobes with mirrored sliding doors. Radiator.

### Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m) Double glazed window to front. Built in wardrobes with mirrored sliding doors. Radiator.

### Bedroom Three

7' 5" x 6' 7" (2.26m x 2.01m) Double glazed window to rear. Radiator.

### Bathroom

A white suite comprising panelled bath with mains shower over and folding glass shower screen, pedestal wash hand basin and low level WC. Tiled splashbacks. Extractor fan. Radiator. Obscured double glazed window to front.

## OUTSIDE

### Front Garden

Decorative stone and step to front door.

### Rear Garden

Laid to artificial lawn. Paved patio area. Gated access to front. Outside water tap.

### Garage & Parking

Single brick built garage with up and over door and door to rear garden. Power and light. Paved driveway to front of the garage with space for off road parking for 2 to 3 cars.



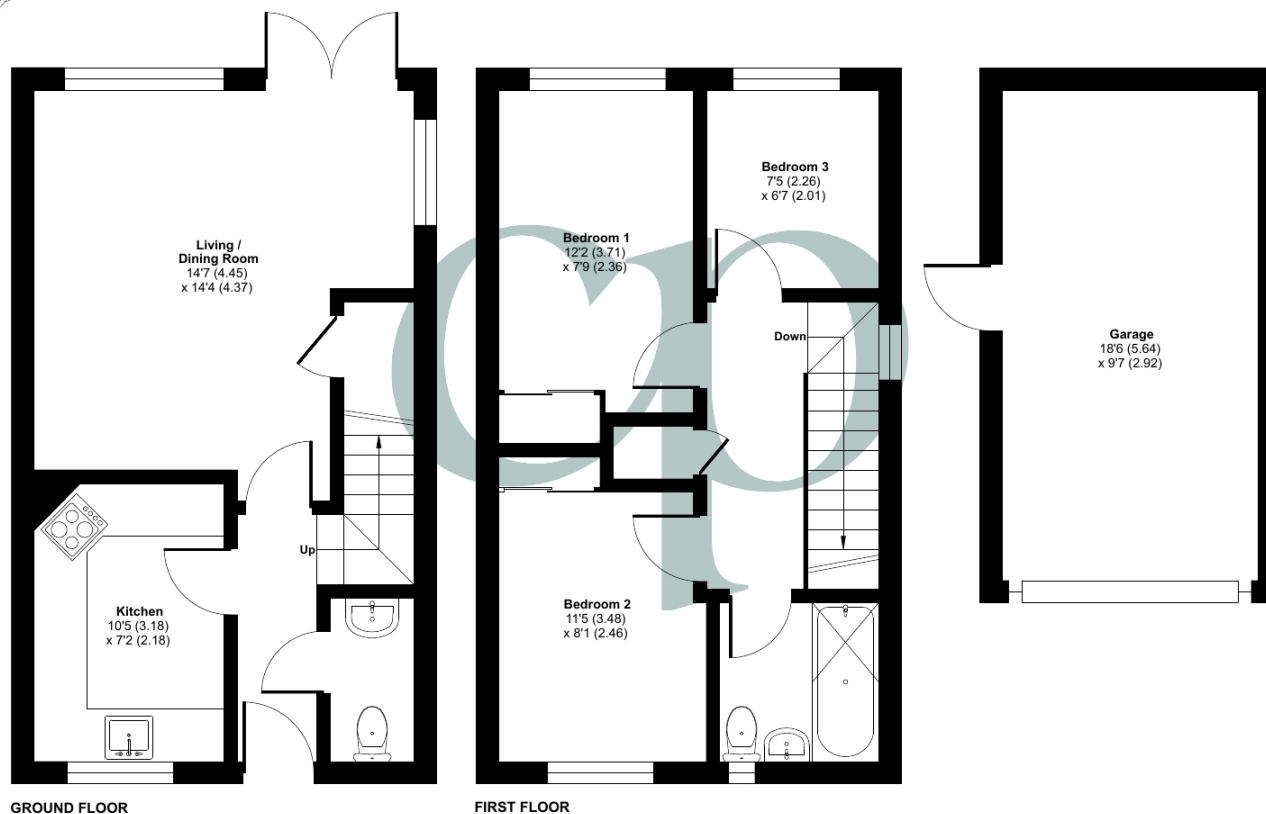


Approximate Area = 726 sq ft / 67.4 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 905 sq ft / 84 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	
(69-80)	C	77
(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: 1140671

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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