



The Avenue

Stotfold, Hitchin,
Bedfordshire, SG5 4LY
£400,000

country
properties

This three bedroom home has been refurbished to create a contemporary stylish home. The property boasts a generous garden, ample off road parking and is within walking distance to the centre of town, its amenities and sought after local schooling. Arlesey mainline station to London is under a mile away, and there are great road links to both the A1(M) and M1 motorways.

- Offered CHAIN FREE
- Approved planning permission for ground floor extension
- Useful utility room
- Bedroom One with built in wardrobes and en-suite
- Walking distance to train station for rail links into the city
- Sought after location in this popular village
- Stotfold offers a good range of local amenities, including a doctor's surgery, dentist, post office and Co-op.

INTERNAL

GROUND FLOOR

Entrance Porch

Coat and shoes storage. Wood effect flooring.

Living Room

17' 1" x 10' 10" (5.21m x 3.30m) Dual aspect double glazed window to front and multi pane window to rear. Double glazed multi pane door to rear garden. Contemporary feature inset media wall with electric fireplace with glass front and sides. Built in cupboards. Wall lights. Radiator. Wood effect flooring.

Kitchen

16' 9" x 6' 7" (5.11m x 2.01m) A range of wall and base units with roll edge worksurfaces over with upstands. Inset one and half bowl sink and drainer with chrome swan neck pull out mixer tap over. Range style fitted cooker with 5 rings gas burner, splashback and extractor fan over. Integrated slimline dishwasher. Tiled flooring. Vertical radiator. Double glazed door to rear garden.

Dining Room

13' 9" x 11' 10" (4.19m x 3.61m) Double glazed window to front. Radiator. Stairs rising to first floor. Feature brick archway to kitchen and door to utility room. Wood effect flooring.



Utility Room

6' 11" x 5' 3" (2.11m x 1.60m) Double glazed window to rear. Base storage unit. Worksurfaces with upstands. Plumbing and space for washing machine/tumble dryer. Wall mounted combination boiler. Wood effect flooring.

FIRST FLOOR

Landing

Double glazed window to rear. Doors to all bedrooms and bathroom.

Bedroom One

15' 9" x 8' 11" (4.80m x 2.72m) Double glazed window to front. Fitted wardrobes. Radiator. Door to en suite.

En Suite

Fully tiled En Suite comprising pedestal wash hand basin, low level WC and shower cubicle. Heated towel rail. Wall mounted bathroom mirrored cabinet. Spot lights. Extractor fan.

Bedroom Two

10' 10" x 7' 7" (3.30m x 2.31m) Double glazed window to front. Radiator.

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m) Double glazed window to rear. Radiator.

Bathroom

Three piece bathroom suite comprising wash hand basin with vanity unit, low level WC and bath tub with mixer tap, shower attachment, rainfall shower head over and glass shower screen to side. Wall mounted bathroom mirror with fitted shelf. Bathroom storage unit. Fully tiled. Spot lights.

OUTSIDE

Front Garden

Shingled driveway with parking space for multiple cars. Paved path leading to front door and side access gate to rear. EV electric car charging point.

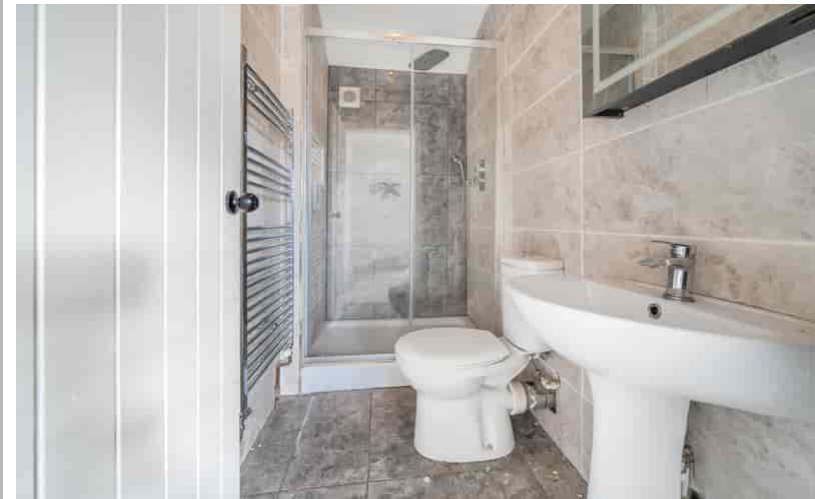
Rear Garden

Large rear garden mainly laid to lawn. Paved patio area. High hedge borders. Garden sheds.

OTHER INFORMATION

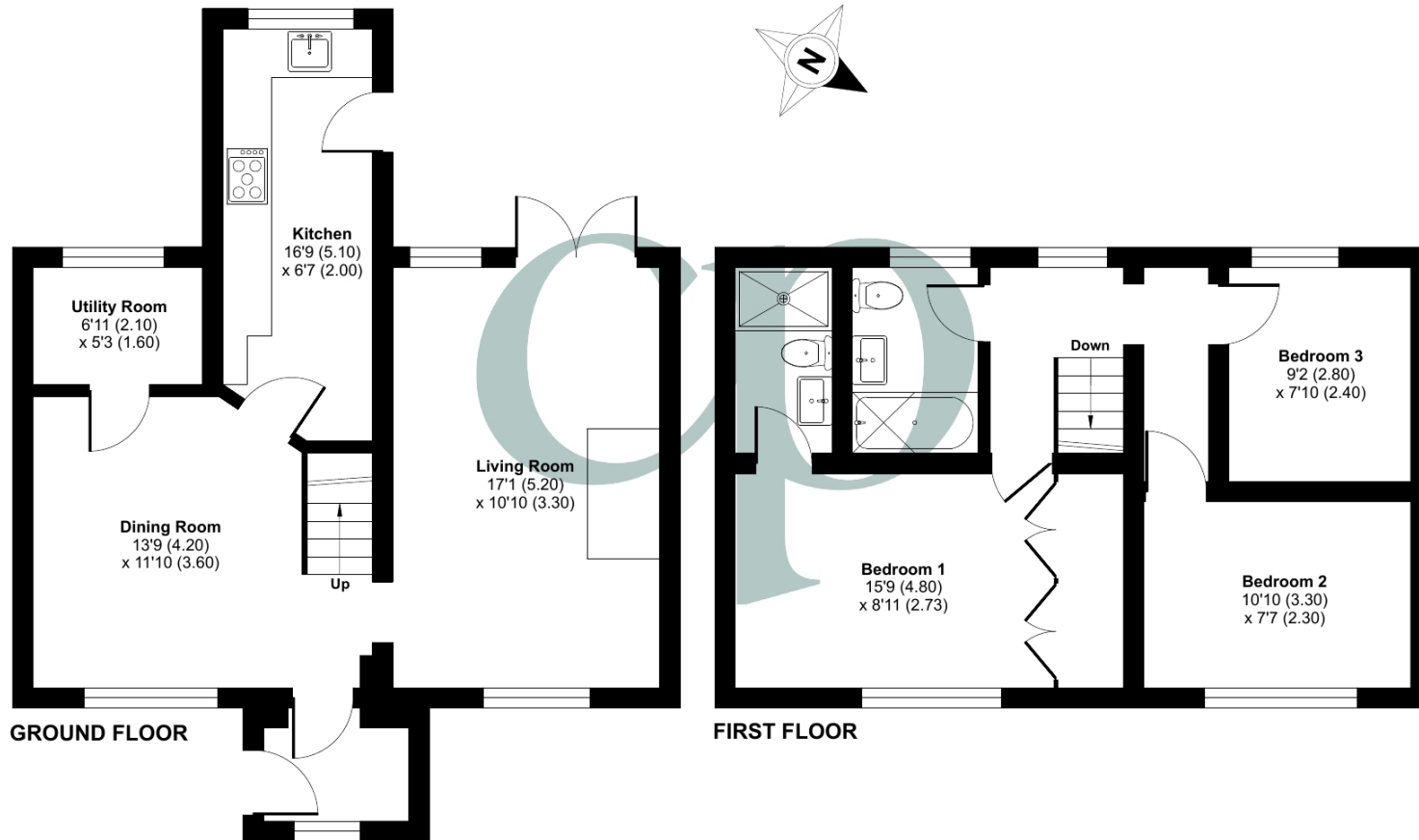
Planning permission in place

Approved planning permission for ground floor extension in place.



Approximate Area = 991 sq ft / 92 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(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: 1174218

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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