



The Gardens

Stotfold, Hitchin,
Bedfordshire, SG5 4HD
£725,000

country
properties

This impressive 7-bedroom chalet bungalow offers flexible and spacious living across two floors, ideal for large families or multi-generational living. The ground floor features 3/4 bedrooms, a modern kitchen/breakfast room, a Utility, bright airy lounge, and a conservatory overlooking the garden. There is also a shower room and a separate WC on the ground floor for added convenience. Upstairs, you'll find an additional 3 well-proportioned bedrooms, a family bathroom, and a useful storage room. Externally, the property boasts a well maintained rear garden with pergola (to remain), a fantastic games room with a bar —perfect for entertaining and a private driveway providing off-street parking for up to five cars.

- 18ft Lounge with a separate 22ft conservatory
- Upstairs and downstairs bedrooms for versatile living
- Private rear garden with a games room and bar
- Easy access to the local bus route and Arlesey mainline train station
- Quiet Cul de Sac Location within walking distance of town center amenities
- Pergola to remain
- Driveway for up to 5 cars



INTERNAL

GROUND FLOOR

Entrance Porch

Wood effect vinyl flooring. Dual aspect windows to sides. Radiator. Storage cupboard housing a fuse box. Glass paneled door onto inner hall.

Entrance Hall

Wood effect vinyl flooring. Radiator. Doors onto Study/Bedroom Four, Living Room, Kitchen, Shower Room, Cloakroom, Utility Room, Bedroom One and Three and a Dressing Room. Carpeted stairs rising to first floor. Understairs storage cupboard. Double doors to storage cupboard.

Living Room

18' 3" x 13' 9" (5.56m x 4.19m) Wood effect vinyl flooring. Window to side aspect. Feature electric fireplace. Door to Kitchen. Two radiators. French doors with wing windows to both sides onto Conservatory.

Kitchen/Breakfast Room

18' 5" x 10' 5" (5.62m x 3.17m) A range of wall and base units with granite worksurfaces over and upstands. Inset one and half stainless steel sink with swan neck mixer tap over with flexi spout. Water softener. Integrated double oven and inset five ring Neff gas hob with Neff extractor hood over and splashback. Integrated Neff microwave oven. Two separate integrated fridges. Glass ceiling floating shelf. Spotlights. Breakfast table. Ceramic tiled flooring. French doors with wing windows to both sides onto Conservatory. Door to Living Room.

Conservatory

22' 11" x 11' 7" (6.99m x 3.54m) Large conservatory on the brick base. Wood effect vinyl flooring. Two radiators. French door onto rear garden.

Bedroom One

14' 9" x 11' 2" (4.50m x 3.41m) Window to rear aspect. Radiator. Wardrobes to remain.

Bedroom Two

17' 5" (max) x 10' 9" (max) (5.30m max x 3.27m max) Window to front aspect. Fitted carpet. Radiator. Wardrobes to remain. Archway to Dressing room.



Dressing Room

Window to front aspect. Radiator. Wood effect vinyl flooring. Archway to Bedroom Two.

Bedroom Three

16' 7" x 8' 4" (5.05m x 2.55m) Window to front aspect. Fitted carpet. Radiator. Range of wardrobes to remain.

Study/Bedroom Four

12' 2" x 10' 0" (3.70m x 3.06m) Window to front aspect. Fitted carpet. Radiator.

Utility

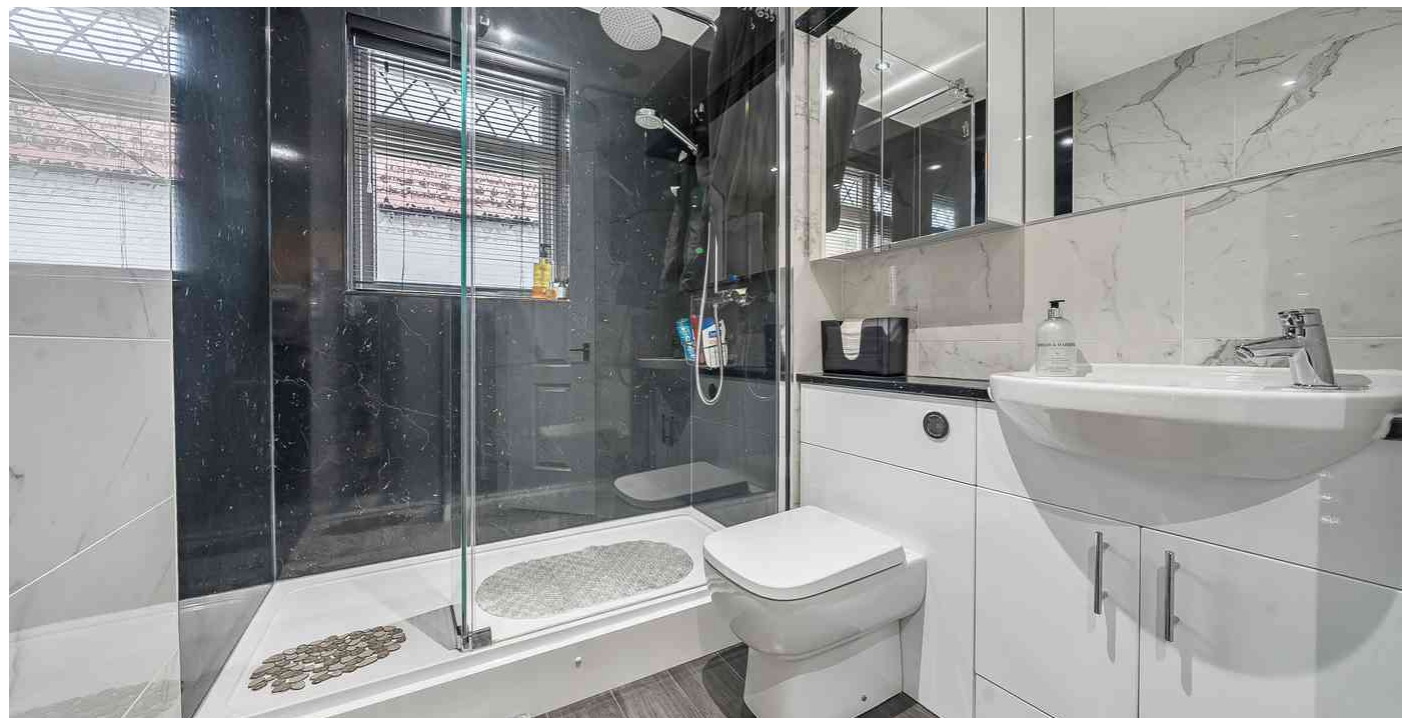
Wood effect tiled flooring. Wall and base units with worksurfaces over and inset stainless steel sink unit with mixer tap over. Tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Integrated freezer. Cupboard housing a boiler (serviced in July 2025).

Cloakroom

Part tiled cloakroom with wash hand basin and WC. Wall mounted mirror.

Shower Room

Fully tiled shower room comprising vanity wash hand basin and low level WC unit. Double shower cubicle with rainfall shower over and separate shower attachment. Wall mounted mirrored bathroom cabinet. Heated towel rail. Airing cupboard housing a hot water tank and storage. Wood effect vinyl flooring. Window to side aspect.



FIRST FLOOR

Landing

Fitted carpet. Doors to Bedrooms Five, Six and Seven, Bathroom and Store room. Storage cupboard.

Bedroom Five

14' 9" x 11' 0" (4.50m x 3.36m) Window to front aspect. Fitted carpet. Pitched ceilings. Built in storage cupboard and storage in eaves.

Bedroom Six

15' 3" x 11' 1" (4.66m x 3.37m) Window to rear aspect. Fitted carpet. Radiator. Built in storage cupboards and storage in eaves.

Bedroom Seven

14' 7" x 9' 6" (4.44m x 2.90m) Velux window. Pitched ceiling. Built in wardrobe. Radiator.

Bathroom

Fully tiled bathroom with suite comprising wash hand basin, low level WC and bath tub with shower over. Wood effect vinyl flooring. Wall mounted bathroom cabinet. Radiator. Velux window.

Storage Room

Pitched ceilings with restricted head height. Storage in eaves. Fitted carpet. Radiator. Velux window.

OUTSIDE

Front Garden/Driveway

Blocked paved driveway with space for up to five vehicles. Gated access to rear garden. External lights.

Rear Garden

Paved patio area with pergola over to remain. Grassed lawn area with variety of shrubs borders, hedges and stepping stones leading to garden Games Room. Brick based raised bed with variety of established flowers. Garden shed and green house to remain. External water tap. External lights. Gated access to front of the property.

Games Room

Wood effect vinyl flooring. Patio door with windows to both sides. Window to side aspect. Power and light. Two electric heaters. Bar area with ample shelving units.

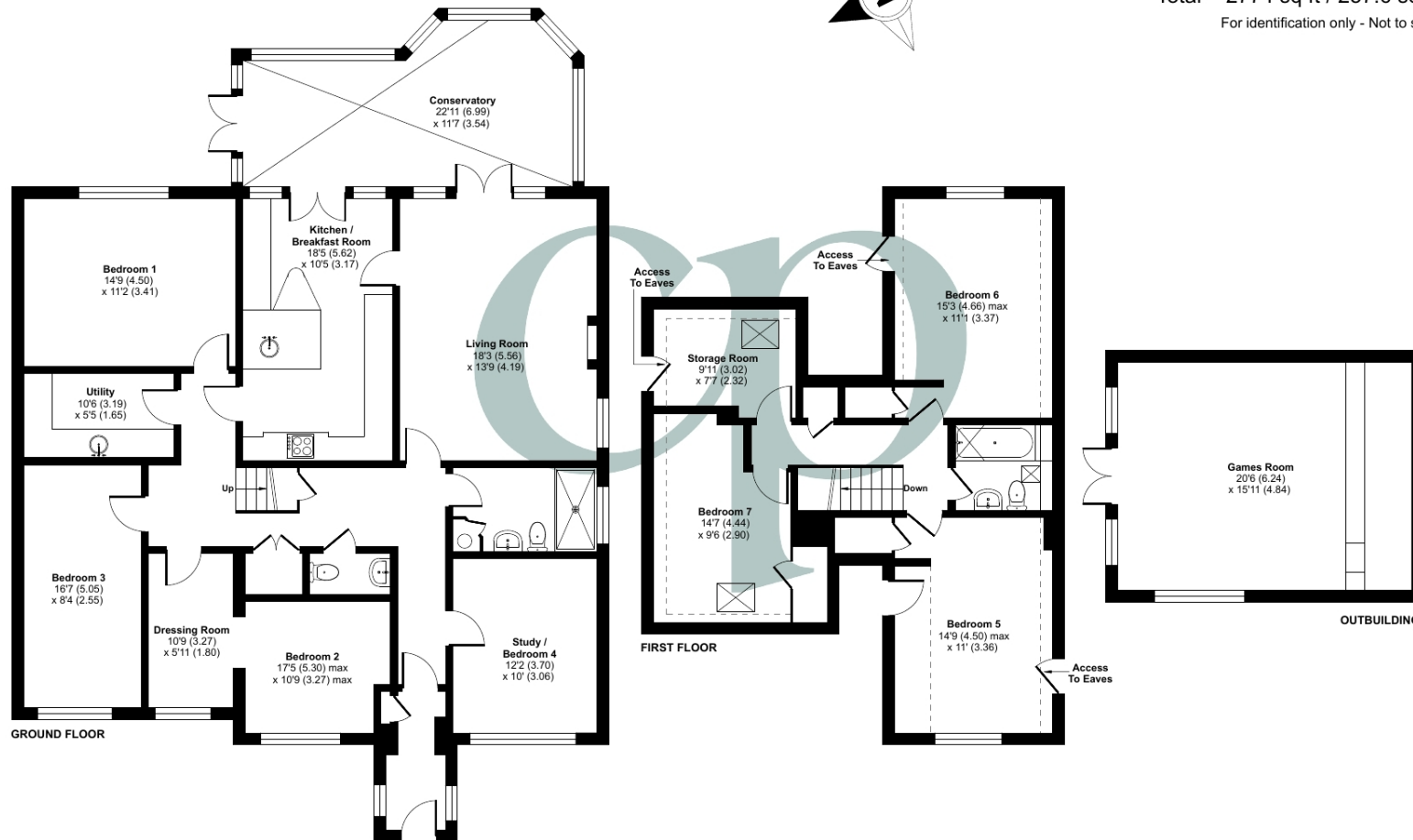




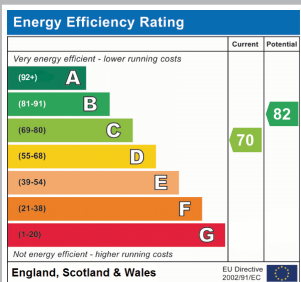
Denotes restricted
head height

Approximate Area = 2409 sq ft / 223.7 sq m
Limited Use Area(s) = 40 sq ft / 3.7 sq m
Outbuilding = 325 sq ft / 30.1 sq m
Total = 2774 sq ft / 257.6 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). © nichecom 2025. Produced for Country Properties. REF: 1365621



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Viewing by appointment only

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