



Angelica Avenue, Stotfold, Hitchin, Hertfordshire, SG5 4HH

Guide Price £440,000 Freehold







Step Inside

Angelica Avenue

Entrance to this superb property is via a composite front door opening into the hallway. Stairs with bespoke storage units under lead to the first floor, a door leads to the refitted cloakroom and a wide opening leads to the fantastic open plan kitchen/dining/living room perfect for modern day living. The kitchen area is fitted with grey handleless eye and base level units that are complemented by Quartz overlaid worksurfaces and is completed with a full range of integrated appliances. The living area is incredibly spacious and boasts bi-fold doors which lead to the garden and a part vaulted ceiling with skylights. Upstairs are three generous bedrooms and a refitted family bathroom.



About Stotfold, Hitchin

Angelica Avenue

Surrounded by breathtaking countryside, Stotfold offers all the advantages of life in a small and charming town and yet, thanks to the area's superb transport connections, also ensures that the bright lights of London are within easy reach. There is a comprehensive range of local amenities, including day to day shopping, a doctor's surgery and a choice of pubs and restaurants. The educational needs of children of all ages are also well catered for by a number of excellent schools in the vicinity. Located just minutes away from Junction 10 of the A1(M) and the national motorway network beyond, Stotfold is equally well-served by a local bus network, whilst London's Kings Cross station can be reached from the neighbouring village of Arlesey in a little under 40 minutes.







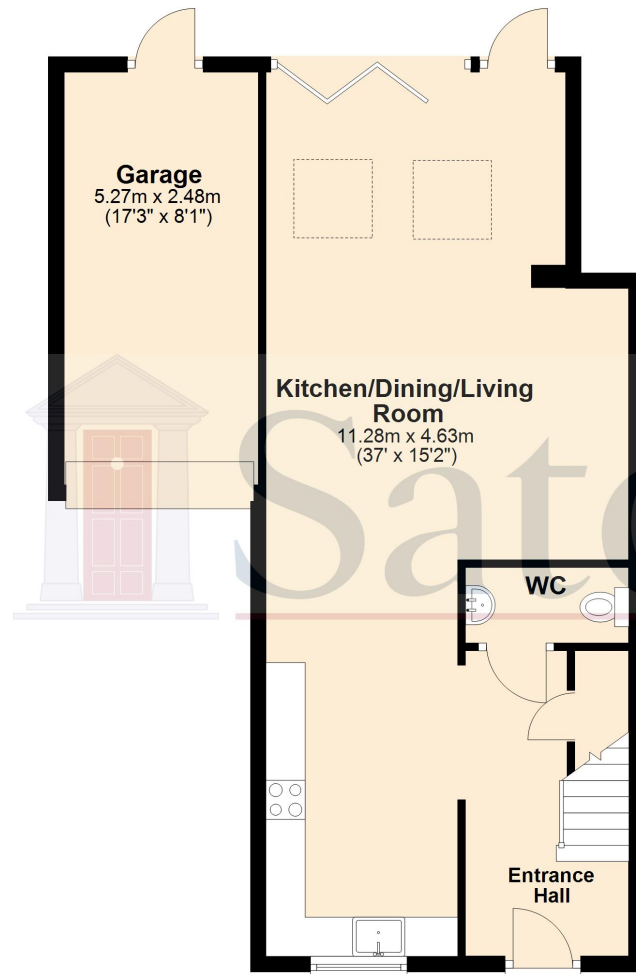
Step Outside

Angelica Avenue

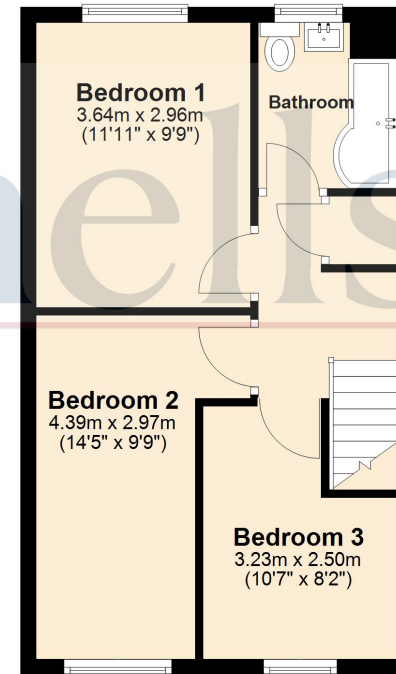
Outside to the rear is a Westerly facing low maintenance garden with patio area, artificial lawn and raised beds making it a great space for entertaining and Al Fresco dining. A personal door provides rear access to the garage which is fully skimmed with fitted spotlights and porcelain tiled flooring. The garage also has an electrically operated roller door. To the front of the garage is a block paved driveway for two cars with electric gates.



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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