



Comfrey Road, Stotfold, Hitchin, Hertfordshire. SG5 4ER

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## 4 Bedroom Link Detached House Guide Price £450,000 Freehold

Stunning is the only way to describe this link detached family home with accommodation over three floors.

On arrival you are welcomed by a decorative path that leads to the front door and leads through to spacious accommodation that comprises entrance hall, a refitted kitchen/dining/family room with solid wood cabinets and integrated appliances, utility room and cloakroom to the ground floor. At first floor level is a dual aspect living room, bedrooms two and four/home office, and a family bathroom, whilst to the second floor are two further bedrooms, the master with en-suite shower room. Externally is a secluded rear garden, an ideal space to relax on those summer evenings, an attractive front garden, detached brick built garage and gated carport with driveway providing secure parking for a further two cars. Further benefits include gas central heating and double glazing. All in all a fantastic property that really is one not to be missed.

- Stunning family home
- Four generous bedrooms
- Refitted kitchen/dining/family room
- Utility room
- En-suite to principal bedroom
- Secluded rear garden
- Garage and gated carport
- Excellent school catchments
- Chain free
- EPC rating C. Council tax band E

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor. Radiator. Amtico flooring. Door to kitchen/dining/family room.

### **Kitchen/Dining/Family Room:**

Abt. 23' 8" x 11' 5" (7.21m x 3.48m) A superb dual aspect refitted kitchen/dining/family room comprising a comprehensive range of solid wood eye and base level units with wooden work tops. Inset butler sink. Built-in double eye level electric oven; the top oven being a microwave combi. Central island with overhang forming a breakfast bar and inset induction hob. Integrated fridge/freezer and dishwasher. Tiled splashback area. Double glazed window to front. Double glazed French doors leading to the rear garden. Television point. Two radiators. Under stairs storage cupboard. Inset ceiling lights. Wall mounted thermostat control. Amtico flooring.

### **Utility Room:**

Fitted with units to match those of the kitchen. Radiator. Extractor fan. Amtico flooring.

### **Cloakroom:**

A white suite comprising low level wc and pedestal wash hand basin. Tiled splashback area. Double glazed window to side. Radiator. Extractor fan. Tiled flooring.

## **First Floor**

### **First Floor Landing:**

Stairs to second floor. Linen cupboard. Radiator. Carpet as fitted.

### **Living Room:**

Abt. 18' 10" x 10' 1" (5.74m x 3.07m) A dual aspect living room with double glazed windows to front and rear. Two radiators. Television point. Carpet as fitted.

### **Bedroom Two:**

Abt. 10' 4" x 7' 10" (3.15m x 2.39m) Double glazed window to front. Built in wardrobe. Large storage cupboard. Radiator. Carpet as fitted.

### **Bedroom Four/Study:**

Abt. 9' 8" x 7' 8" (2.95m x 2.34m) Double glazed window to rear. A large built in storage cupboard. Radiator. Carpet as fitted.

### **Family Bathroom:**

A white three piece suite comprising panelled bath with mixer tap, shower attachment and glass shower screen, pedestal wash hand basin and low level wc. Tiled splashback area. Radiator. Double glazed window to rear. Extractor fan. Tiled flooring.

## **Second Floor**

### **Second Floor Landing:**

Double glazed velux window to rear. Carpet as fitted.

### **Principal Bedroom:**

Abt. 11' 1" x 10' 11" max (3.38m x 3.33m) Double glazed dormer window to front. Radiator. Television point. Loft access. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Tiled splashback area. Double glazed velux window. Extractor fan. Radiator. Tiled flooring.

## **Bedroom Three:**

Abt. 10' 1" x 9' 11" (3.07m x 3.02m) Dual aspect double glazed Velux windows to front and rear. Radiator. Eaves storage space. Carpet as fitted.

## **Outside Front Garden:**

A pleasant frontage enclosed with a picket fence. A decorative path leads to a front door. Stoned area and raised beds with a variety of plants and shrubs.

## **Rear Garden:**

A low maintenance rear garden that is paved with raised beds. Outside lighting. Outside tap. Gated side access.

## **Gated Carport:**

A gated carport provides secure off road driveway parking for two cars and leads to the garage. Gate to rear garden.

## **Garage:**

A brick built garage with up and over door. Pitched roof. Power and lighting. Personal door to rear garden.

## **Additional Information**

### **Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

## **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

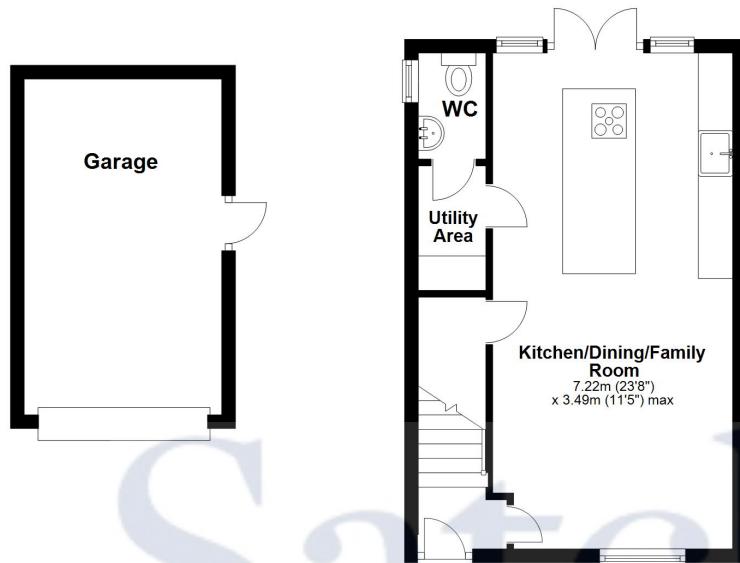




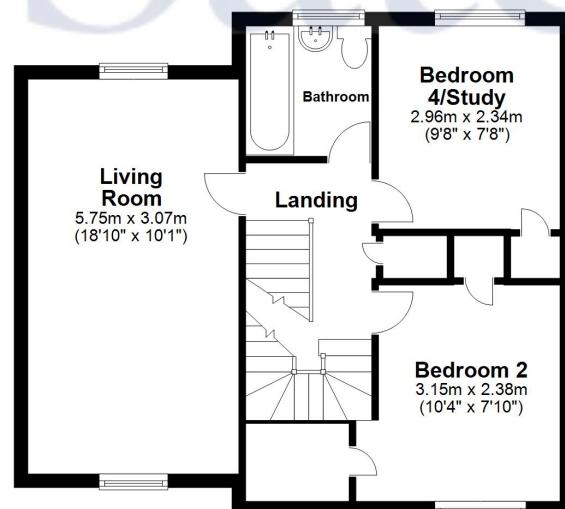
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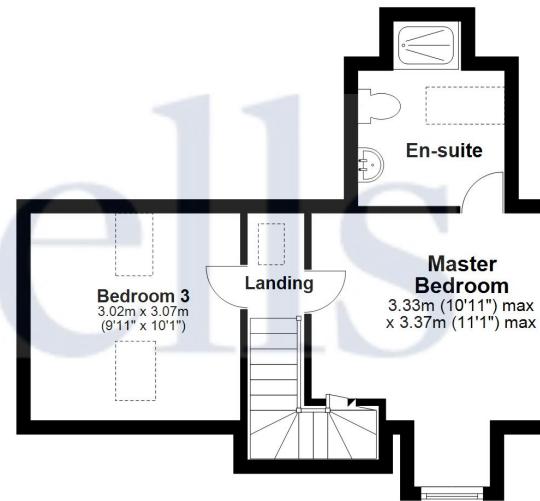
### Ground Floor



### First Floor



### Second Floor



For illustrative 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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