



10, Common Road

Stotfold, Hitchin,
Bedfordshire, SG5 4BX

£400,000

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This well presented and spacious three double bedroom home has been re-modeled and updated throughout and has a great size rear garden ideal for entertaining and the kids to play.

- Situated on a good size plot
- Close to Stotfold Green and local amenities
- Stylish re-fitted cloakroom and bathroom
- Fantastic presentation throughout - just move in
- Drive way providing parking for 3 cars
- New boiler fitted in 2022

Ground Floor

Entrance Lobby

Obscure double-glazed window. Radiator. Space and plumbing for washing machine and tumble dryer. Door into the kitchen.

Kitchen/Diner

5.36m (max) x 5.18m (max) (17' 7" x 17' 0")

A range of eye and base units with roll edge worksurfaces over. Inset stainless steel sink unit with swan neck mixer tap over. Integrated double electric oven. Five burner gas hob with stainless steel extractor hood over. Integrated wine cooler. Space for American style fridge freezer. Oak breakfast bar. Wood effect flooring. Two double-glazed windows to front. Radiator. Doorway to hall.

Hallway

4.42m x 1.70m (14' 6" x 5' 7")
Stairs rising to first floor. Under-stairs storage cupboard. Door to Cloakroom. Opening into living room. Wood effect flooring.



Cloakroom

Low level WC. Vanity wash hand basin. Tiled splash-backs.

Living Room

5.28m x 3.63m (17' 4" x 11' 11")
Double glazed patio doors to garden. Double-glazed window to rear. Two radiators. Wood effect flooring.

First Floor

Landing

Loft access to part boarded loft space.. Large storage cupboard. Doors to all rooms.

Bedroom 1

3.63m x 3.15m (11' 11" x 10' 4")
Double-glazed window to rear. Radiator. Built in triple wardrobe.

Bedroom 2

3.58m x 3.02m (11' 9" x 9' 11")
Double-glazed window to front. Radiator.

Bedroom 3

3.61m x 2.06m (11' 10" x 6' 9")
Double-glazed window to rear. Radiator.

Bathroom

Suite comprising low level WC, pedestal mounted wash hand basin and panel enclosed bath with shower over. Obscured double-glazed window to front. Victorian style radiator. Tiled splash-backs. Ceramic tiled flooring.

Outside

Rear Garden

Mainly laid to lawn with paved patio area. Gated access to front.

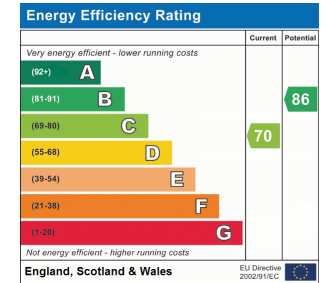
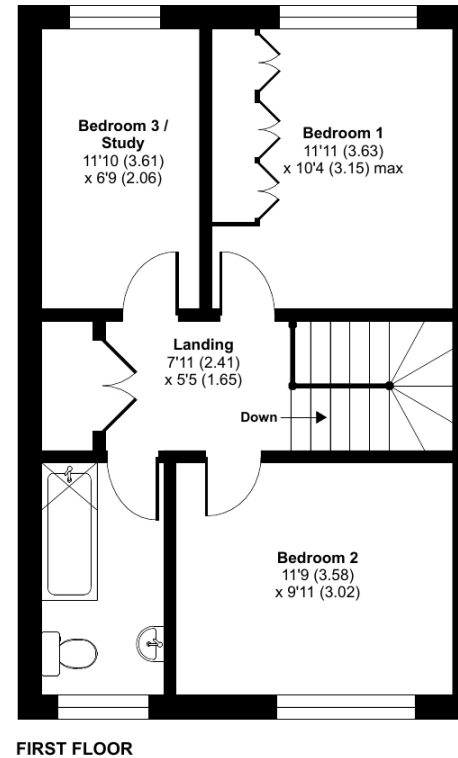
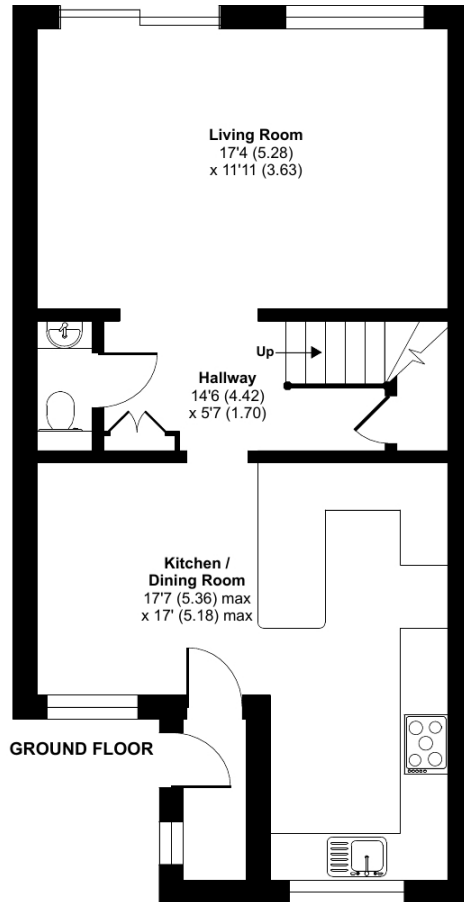
Front Garden

Shingle drive way with parking for two cars. Side gate giving access to rear garden.



Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1081064

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

Viewing by appointment only

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