



Highbush Road, Stotfold, Hitchin, Hertfordshire. SG5 4JA

| Satchells



3 Bedroom Terraced House

Guide Price £375,000 Freehold

A stunning three bedroom family home that has been fully refurbished by the current owners over the last four years.

Located in a quiet residential area, this fantastic property has been upgraded throughout and offers a spacious accommodation that comprises entrance hall, a good size lounge with bay window and feature log burner, and a refitted kitchen/dining room with integrated appliances to the ground floor. Upstairs are three generous bedrooms and a refitted bathroom. Externally is a good size south facing rear garden, a private covered side access and a block paved driveway that provides off road parking for two cars. Further benefits include gas central heating and double glazing. A wonderful home that must be viewed internally.

- A stunning family home
- Three bedrooms
- Refitted kitchen/dining room
- Lounge with feature log burner
- Refitted bathroom
- South facing rear garden
- Block paved driveway
- Must be viewed
- Immaculate throughout
- EPC rating D. Council tax band B

Ground Floor

Front Door:

Double glazed composite front door.

Entrance Hall:

Stairs to first floor. Radiator. Dado rail. Wood effect flooring.

Lounge:

Abt. 15' 5" max x 11' 10" (4.70m x 3.61m) Double glazed bay window to front with fitted shutters. Feature fireplace with inset log burner. Understairs storage cupboard. Radiator. Television point. Wood effect flooring.

Kitchen/Dining Room:

Abt. 15' 1" x 10' 0" (4.60m x 3.05m) A superb refitted kitchen/dining room comprising a comprehensive range of eye and base level units with ample worksurfaces that incorporates a breakfast bar. Ceramic single drainer sink unit. Built in induction hob with extractor hood over. Built in eye level electric oven. Integrated fridge/freezer and dishwasher. Plumbing for automatic washing machine. Cupboard housing gas boiler. Contemporary vertical radiator. Double glazed sliding patio doors leading to the rear garden. Wood effect flooring.

First Floor

Landing:

Access to a boarded loft space via a retractable ladder. Dado rail. Carpet as fitted.

Bedroom One:

Abt. 13' 3" max x 12' 5" max (4.04m x 3.78m) Double glazed window to front. Radiator. Built in wardrobe. Carpet as fitted.

Bedroom Two:

Abt. 12' 5" max x 10' 0" (3.78m x 3.05m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 2" max x 8' 11" (2.79m x 2.72m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

A refitted white suite comprising panelled bath with mixer tap, thermostatic shower over and glass screen. Vanity unit with inset wash hand basin and low level wc. Heated towel rail. Part tiled walls. Double glazed window to rear. Vinyl flooring.

**Outside
Driveway:**

A block paved driveway provides off road parking for two cars.

Side Passage:

A covered side passage with doors either end giving access to the rear garden.

Rear Garden:

A good sized, private, enclosed south facing rear garden with a paved patio area that leads to an established lawn with well stocked borders. Timber shed to remain.

**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.

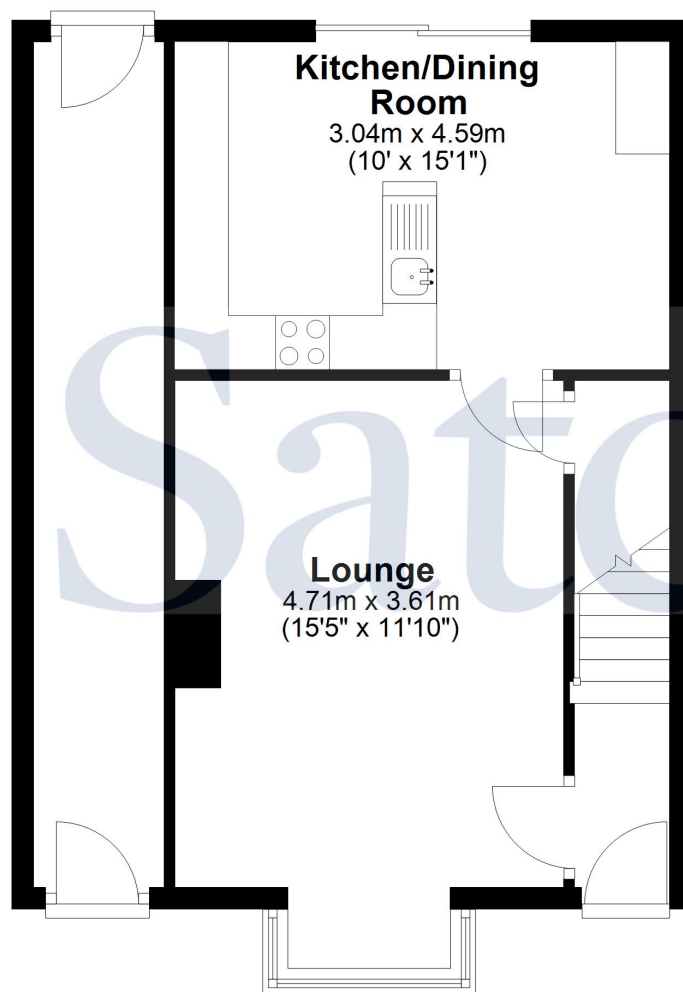




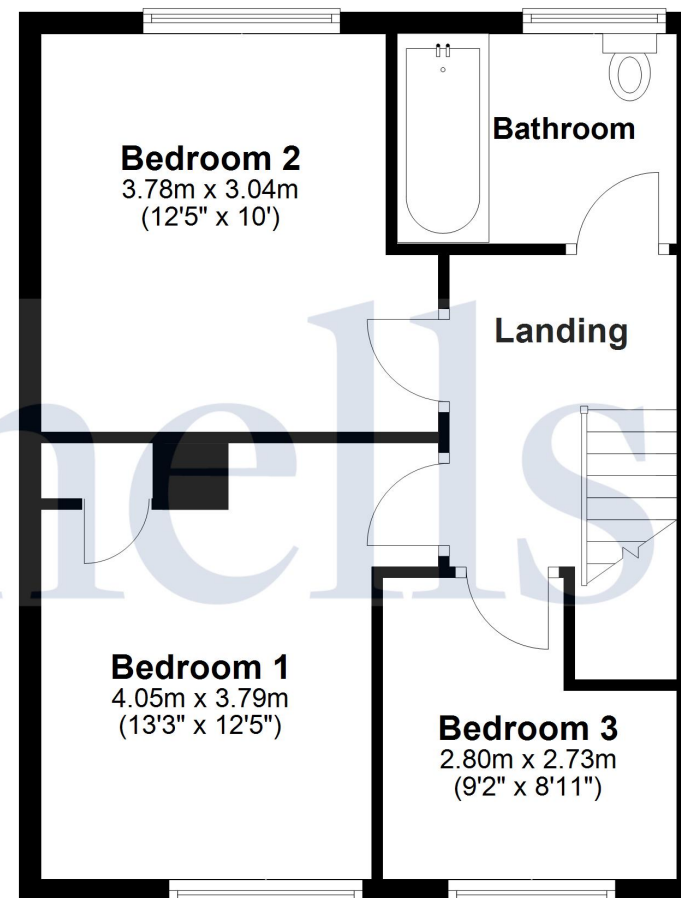
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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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.