



97, Station Road

ASHWELL,

Hertfordshire, SG7 5LT

Freehold - Guide Price £635,000

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properties

A beautifully presented, extended, light and spacious 3 bedroom semi detached family home on an unusually large plot in sought after village location! This fantastic home located on Station Road, Ashwell has been cosmetically updated by the current owners and now has a true 'show home' finish throughout. On the ground floor the property offers a wonderful open plan kitchen / family room, large utility/cloakroom, separate dining room and a light and airy garden room/ lounge overlooking the beautiful rear garden. On the first floor are 3 true double bedrooms and a large family bathroom with roll top bath and separate shower cubicle as well as a further separate WC. Externally, there is a large front garden that extends to the side with driveway parking for 4-5 vehicles. The attractive Easterly facing rear garden is laid to lawn and measures approx. 90ft x 30ft with a patio seating area at the head and a timber storage shed with light and power at the rear.

- Beautifully presented 3 bedroom semi detached home
- Light, spacious and airy throughout
- 4-5 car driveway
- 3 True double bedrooms
- Unusually large front and rear gardens
- Council Tax band D / EPC rating D



Accommodation

Entrance Hallway

Radiator, coat and shoe storage cupboards, stairs to the first floor, doors to:-

Kitchen/Family Room

19' 9" x 17' 5" (6.02m x 5.31m)

Four windows to the front aspect, two radiators, range of wall mounted and base level units with marble work surface over and inset butler sink with drainer, breakfast bar, integral dishwasher, fridge/freezer, microwave, range master gas cooker with extractor over, fireplace with wood burning stove and built in storage cupboards to either side.

Utility/Cloakroom

6' 5" x 9' 4" (1.96m x 2.84m)

Two windows to the side aspect, radiator, wall mounted and base level units with work surface over and inset butler sink, space for a washing machine and tumble dryer under.

Dining Room

10' 9" x 12' 9" (3.28m x 3.89m)

Radiator, arch opening to:-

Garden Room/Lounge

14' 9" x 11' 8" (4.50m x 3.56m)

Radiator, glazed double doors to rear garden, built in entertainment/storage unit with shelving.



First Floor

Landing

Loft hatch, window to the side aspect, storage cupboard, doors to:-

Bedroom One

14' 9" x 9' 7" (4.50m x 2.92m)

Two windows to the front aspect, radiator.

Bedroom Two

13' 2" x 9' 5" (4.01m x 2.87m)

Two windows to the rear aspect, radiator, built in wardrobes.

Bedroom Three

9' 0" x 10' 0" (2.74m x 3.05m)

Two windows to the front aspect, radiator.

WC

Window to the side aspect, wash hand basin, WC.



Family Bathroom

9' 4" x 10' 2" (2.84m x 3.10m)

Two windows to the rear aspect, radiator, WC, wash hand basin, shower cubicle, heated towel rail, freestanding roll top bath.

External

Front Garden

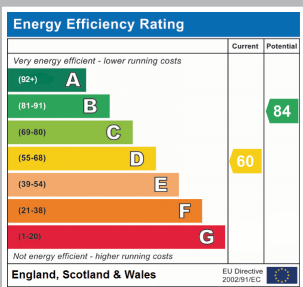
Large front and side garden laid to lawn with driveway providing parking for 4 - 5 vehicles, gated access at side to rear.

Rear Garden

Easterly facing rear garden laid to lawn measuring approx. 90ft x 30ft, patio area at head with storage area, timber shed with light & power at rear, gated access at side to front with bin storage area.







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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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