



Tansy Avenue

Stotfold, Hitchin,
Bedfordshire, SG5 4GJ
£400,000

country
properties

Located on the sought-after Greenacre development in Stotfold, this delightful four-bedroom home offers the perfect blend of space, style, and practicality for modern family living. Set across three floors, the property benefits from a spacious master bedroom with en-suite, three further bedrooms, a bright and airy kitchen/diner, and a well-proportioned garden offering direct access to both the garage and private parking. Ideally situated just a short walk from Stotfold's local amenities and well-regarded schools, the home also benefits from excellent transport links, including easy access to the A1(M) and nearby Arlesey mainline station for direct routes into London.

- Spacious 4 bedroom home arranged over 3 floors
- 21ft Master bedroom with en-suite shower room
- Easy access to A1(M) and Arlesey mainline station with direct links to London St Pancras in under 40 minutes.
- Walking distance to local amenities and schools
- 18ft garage and paved off road parking to the side of the garage
- Family favourite location on the 'Greenacre' development

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect laminate flooring. Carpeted stairs rising to first floor. Doors to Kitchen, Living Room and Cloakroom. Radiator.

Kitchen

13' 10" to bay x 9' 1" (4.22m x 2.77m) A range of wall and base units with roll edge worksurfaces over. Inset one and half bowl sink and drainer unit with swank neck mixer tap over. Tiled splashbacks. Space for oven and gas hob. Glass splashback and stainless steel extractor hood over. Fridge/freezer and washing machine to remain. Space for dishwasher. Wood effect laminate flooring. Radiator. Bay window with fitted shutters to front aspect.

Living Room

16' 3" (max) x 11' 8" (max) (4.93m max x 3.56m max) Double glazed French doors onto rear garden and double glazed window to rear. Wood effect flooring. Two radiators.

Cloakroom

Vanity wash hand basin and low level WC. Extractor fan. Heated towel rail.



FIRST FLOOR

Landing

Airing cupboard housing hot water tank and shelving. Further storage cupboard with shelving. Doors to Bedroom Two, Three, Four and Bathroom. Carpeted stairs rising to second floor.

Bedroom Two

13' 7" (max) x 9' 2" (max) (4.14m max x 2.79m max) Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

12' 4" (max) x 9' 2" (max) (3.76m max x 2.79m max) Double glazed window to front aspect. Wood paneling. Radiator.

Bedroom Four

7' 9" x 6' 8" (2.36m x 2.03m) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bathroom

Part tiled bathroom with suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over. Ceramic tiled flooring. Shaving point. Radiator. Obscure multi pane sash window to front aspect.

SECOND FLOOR

Second floor landing

Door to Bedroom One. Radiator.

Bedroom One

21' 6" (max) x 10' 3" (max) (6.55m max x 3.12m max) Dormer window to front aspect and Velux window to rear aspect. Built in wardrobe. Fitted carpet. Two radiators. Loft hatch. Door to En Suite.

En Suite

Part tiled En Suite comprising pedestal wash hand basin, low level WC and shower cubicle. Ceramic tiled flooring. Radiator. TV point. Dormer window to rear aspect.

OUTSIDE

Front Garden

Wrought iron railings, decorative shingles and paved path to front door.

Rear Garden

Rear garden enclosed by timber fencing. Paved patio area. Raised grassed lawn area and established tree. Paved path leading to rear of the garden and gated access to parking area and garage. Raised flower bed enclosed by wood sleepers with solar lighting.

Garage and Parking

18' 7" x 11' 1" (5.66m x 3.38m) Single garage with up and over door. Allocated off road parking space for one car to the side of the garage.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk





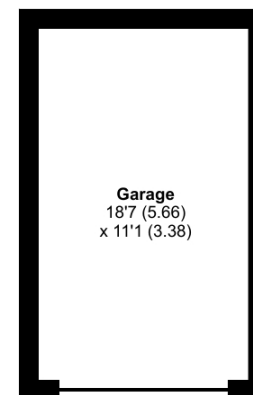
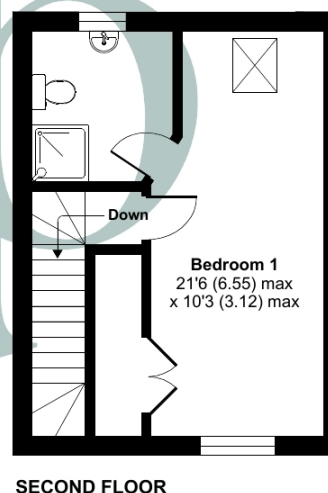
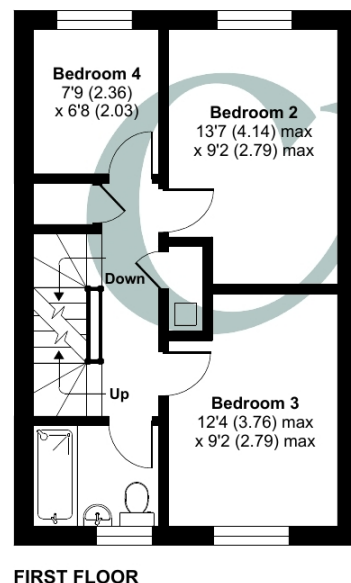
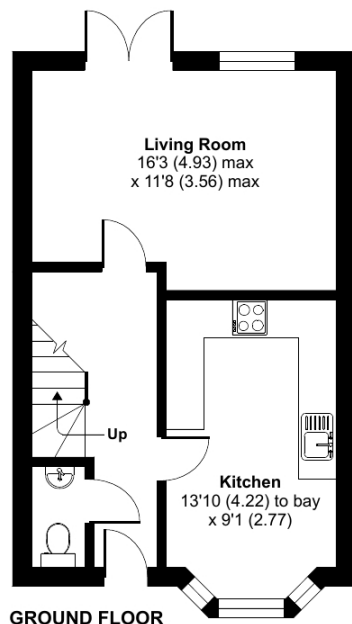
Approximate Area = 1192 sq ft / 110.7 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1400 sq ft / 130 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | |
|---|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 100 |
| (81-91) | B | |
| (69-80) | C | 80 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Country Properties. REF: 1320226

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Viewing by appointment only

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