



54, Aspen Gardens
Stotfold, Hitchin,
Bedfordshire, SG5 4RS
£450,000

country
properties

Situated on the sought-after 'Beauchamp Mill' development, this beautifully presented, chain-free, semi-detached four-bedroom home offers versatile and spacious living over three floors. The impressive master suite occupies the entire top floor, benefiting from a dressing area and a contemporary en-suite shower room. Ideally located close to local amenities, shops, and transport links. The property further features a south-east facing garden, garage and driveway for two cars.

- Chain free - Just move in!
- 21ft (max) Main bedroom with bespoke built in wardrobes and ensuite
- Versatile & adaptable accommodation across three floors
- Walking distance to local schools and amenities
- Garage and driveway for 2 cars
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Installed solar panels

INTERNAL

GROUND FLOOR

Entrance Hall

Amtico flooring. Radiator. Door onto Kitchen. Stairs rising to first floor. Security alarm panel.

Kitchen

11' 5" x 9' 2" (3.47m x 2.80m) A range of wall and base units with worksurfaces over. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap with flexi hose over. Tiled splashbacks. Breakfast bar. Integrated oven and inset gas hob with extractor fan over. Space for fridge/freezer, plumbing and space for dishwasher and washing machine. Radiator. Understairs storage cupboard. Amtico flooring. Window to front aspect. Door to Cloakroom. Open plan to Living/Dining room.

Cloakroom

Wash hand basin with splashback and low level WC. Tiled flooring. Radiator.

Living/Dining Room

16' 1" x 13' 11" (4.90m x 4.24m) Window to rear aspect and French doors onto rear garden. Amtico flooring. Radiator.

FIRST FLOOR

Landing

Carpeted flooring. Doors to bedroom two, three and four and family bathroom. Airing cupboard housing a water tank. Window to front aspect. Radiator. Carpeted stairs rising to second floor.



Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m) Window to rear aspect. Fitted carpet. Built in wardrobes with sliding doors. Radiator.

Bedroom Three

10' 11" x 9' 6" (3.33m x 2.90m) Window to front aspect. Fitted carpet. Radiator.

Bedroom Four

11' 1" x 5' 11" (3.39m x 1.80m) Window to rear aspect. Fitted carpet. Radiator.

Bathroom

Part tiled bathroom suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over, fully tiled splashback wall and shower screen to side. Wall mounted mirrored cabinet. Tiled flooring. Radiator.

SECOND FLOOR

Second floor landing

Carpeted flooring. Door to master bedroom.

Bedroom One

21' 6" into bay x 12' 8" max (6.56m into bay x 3.87m max) Master bedroom with dormer window to front aspect and velux window to rear. Fitted carpet. Loft hatch. Custom built in wardrobes a drawer unit. Door to En Suite.

En Suite

En Suite comprising wash hand basin, low level WC and fully tiled double shower cubicle. Heated towel rail. Shaver point. Tiled flooring. Velux window to rear.

OUTSIDE

Front Garden and Driveway

Small front garden with decorative stones. Driveway to side with off road parking space for up to two cars.

Rear Garden

Rear garden mainly laid to astro turf. Paved patio area. Personnel door to garage. External light. Gated side access. Garden shed to remain.

Garage

19' 9" x 9' 11" (6.03m x 3.03m) Single garage with up and over door. Power and light.

Agents Note

The vendor informs us that the current annual service/maintenance charge is £287

We advise any buyer to check this information with their legal representative prior to exchange of contracts.





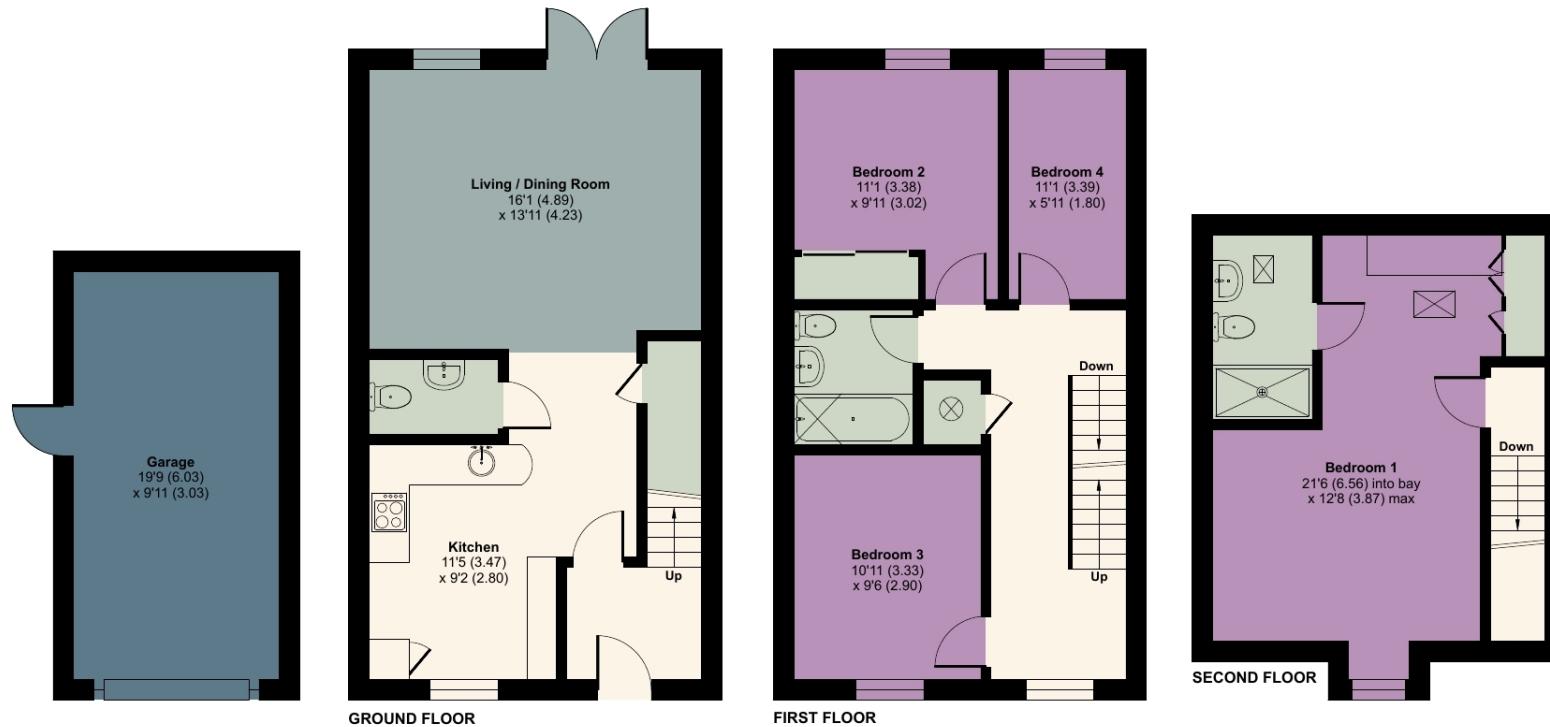


Approximate Area = 1271 sq ft / 118 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1468 sq ft / 136.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Viewing by appointment only

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