



10, Brook Street

Stotfold, Hitchin,  
Bedfordshire, SG5 4LA  
offers in excess of £325,000

country  
properties



Make your mark on this CHAIN FREE three bedroom semi detached property with a garage centrally located within easy reach of all local amenities and highly regarded schooling. For those commuting into the city Arlesey train station is a short drive away.

- Viewing recommended to appreciate what this property has to offer
- scope and potential to adapt the current layout subject to the necessary planning consents
- 24ft dual aspect living room
- Upstairs bathroom
- Double glazing throughout / Gas central heating
- Private rear garden & Single garage
- Located close to local amenities, shops, highly regarded schooling & countryside walks
- Close to A1 (M) ideal for the daily commute

## GROUND FLOOR

### Entrance Hall

Double-glazed window to front. Stairs rising to first floor. Doors to Living room and kitchen. Radiator.

### Living / Dining Room

7.39m x 3.10m (max) (24' 3" x 10' 2")  
Double-glazed window to front. Two radiators. Double-glazed patio doors on to rear garden Door to kitchen.





## Kitchen

4.19m x 2.34m (13' 9" x 7' 8")

A range of wall and base units with complimentary work surfaces over and tiled splash backs. Inset one&half stainless steel sink and drainer unit with swan neck mixer tap over. Space for freestanding electric oven/grill with gas hob, concealed extractor. Space and plumbing for washing machine. Radiator. Double-glazed window to rear. Partially glazed door providing access to front and rear.

## FIRST FLOOR

### Bedroom 1

3.43m x 2.96m (min) (11' 3" x 9' 9")

Double-glazed window to front. Radiator. Built-in wardrobe.

### Bedroom 2

3.25m x 3.15m (10' 8" x 10' 4")

Double-glazed window to rear. Radiator. Built-in wardrobe.

### Bedroom 3

2.49m x 2.13m (8' 2" x 7' 0")

Double-glazed window to front. Radiator. Built-in wardrobe.

## Bathroom

Suite comprising panel enclosed bath and pedestal wash hand basin. Obscured double-glazed window to rear.

## WC

Low-level WC. Obscured double-glazed window to side.

## OUTSIDE

### Front Garden

Mainly laid to lawn with flower and shrub borders. Paved pathway to front door. Gate providing access to rear garden.

### Rear Garden

Block paved patio area. Mainly laid to lawn. Pathway leading to timber shed giving access to personal door into garage. Path leading to gated access to rear of property/garage.

## Garage

4.83m x 2.34m (15' 10" x 7' 8")

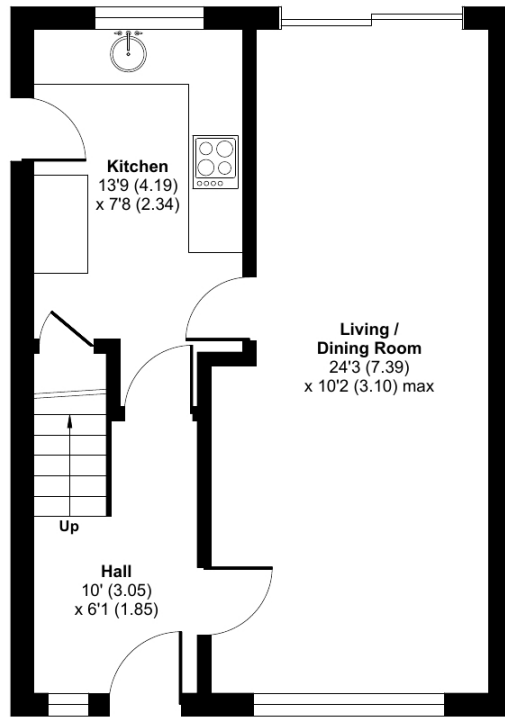
Garage en-bloc, access via The Mixies. Personal door through timber shed to access rear garden.



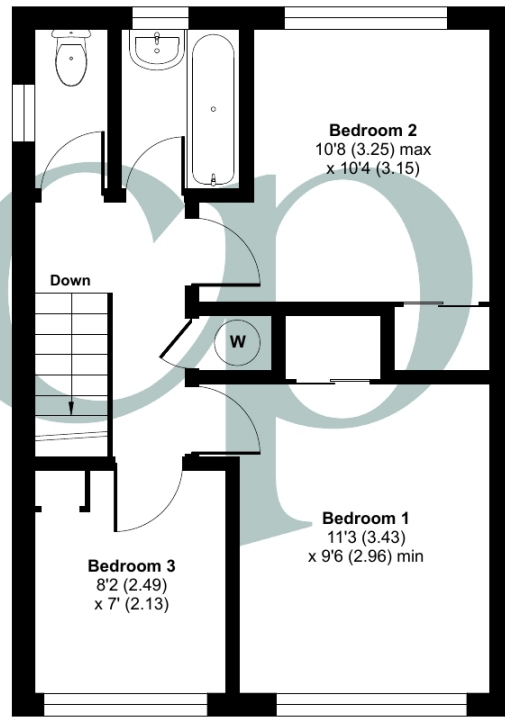
Approximate Area = 812 sq ft / 75.4 sq m  
 Garage / Shed = 161 sq ft / 15 sq m  
 Total = 973 sq ft / 90.4 sq m

For identification only - Not to scale

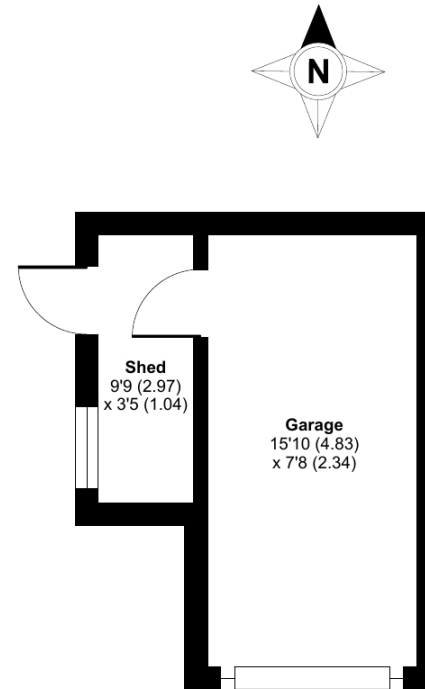
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1118090

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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