



Arlesey Road, Stotfold, Hitchin, Hertfordshire. SG5 4HE





3 Bedroom Semi-Detached House Offers Over £400,000 Freehold

Situated on a large plot is this chain free, traditional semi-detached family home with off road parking for three cars.

Internally the accommodation comprises entrance hall, cloakroom, sitting room with feature fireplace, living room with log burner, kitchen and conservatory to the ground floor. To the first floor are three bedrooms and a bathroom fitted with a double width shower cubicle. Externally are large, mature gardens to the front and rear and a driveway that provides off road parking for three cars.



- Traditional semi-detached family home
- Three bedrooms
- Two reception rooms
- Ground floor cloakroom
- Conservatory with bi-fold doors
- Fitted kitchen
- Large rear garden
- Driveway for three cars
- Chain free
- EPC - D, Council tax D

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Stairs to first floor with cupboard under. Radiator. Coved ceiling. Tiled flooring.

Cloakroom:

A white suite comprising low level wc and wash hand basin. Tiled splashback area. Double glazed window to side. Tiled flooring.

Sitting Room:

Abt. 12' 7" x 10' 9" (3.84m x 3.28m) Double glazed bay window to front with fitted shutters. Feature cast iron fireplace with wooden surround and tiled hearth. Radiator. Telephone point. Picture rail. Coved ceiling. Painted floorboards.

Living Room:

Abt. 16' 5" x 12' 2" (5.00m x 3.71m) A feature brick built fireplace with inset log burner and brick hearth. Double glazed window to side. Radiator. Coved ceiling. Laminate flooring.

Kitchen:

Abt. 13' 6" x 8' 2" (4.11m x 2.49m) A well appointed kitchen comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for an American style fridge/freezer. Tiled splashback area. Double glazed window to rear. Double glazed door to conservatory. Panelled ceiling. Tiled flooring.

Conservatory:

Abt. 14' 2" x 12' 11" (4.32m x 3.94m) Of brick and upvc double glazed construction with bi-fold doors leading out to the rear garden. Power and light. Tiled flooring.

First Floor

Landing:

Double glazed window to side. Access to a large boarded loft space via a retractable ladder. Carpet as fitted.

Bedroom One:

Abt. 12' 3" x 10' 0" (3.73m x 3.05m) Double glazed window to front with fitted shutters. Radiator. Picture rail. Painted floorboards.

Bedroom Two:

Abt. 12' 8" x 9' 11" (3.86m x 3.02m) Double glazed window to rear. Radiator. Laminate flooring.

Bedroom Three:

Abt. 6' 11" x 6' 5" (2.11m x 1.96m) Double glazed window to front with fitted shutters. Radiator. Laminate flooring.

Bathroom:

A white suite comprising a double width shower cubicle with shower, vanity unit with inset wash hand basin and low level wc. Double glazed window to rear. Extractor fan. Heated towel rail. Tiled flooring.

External**Front Garden:**

A good sized frontage that is mainly laid to lawn with attractive shrub borders. A driveway provides off road parking for three cars.

Rear Garden:

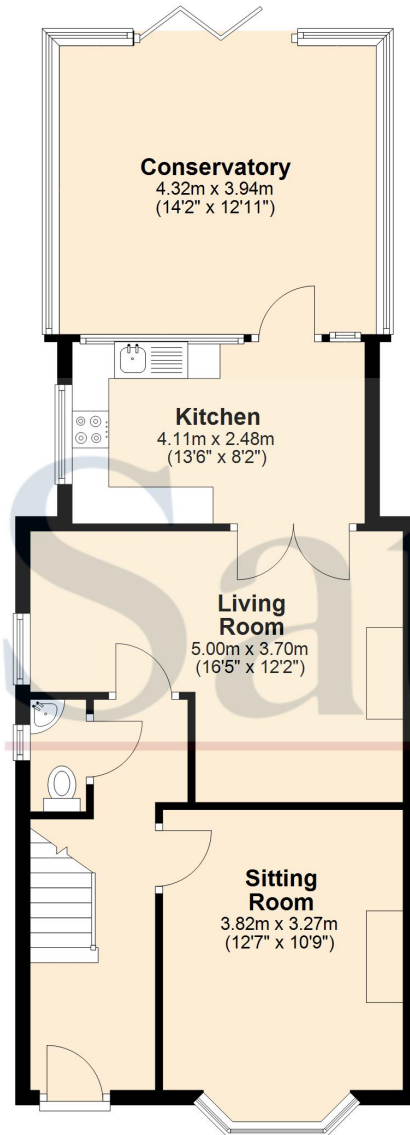
A large rear garden with a paved patio area that leads to an established lawn. Various plants and trees. Timber shed to remain. Gated side access.



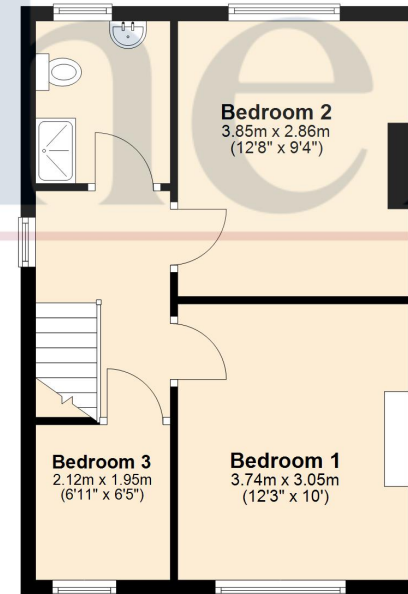


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Ground Floor



First Floor



For illustrative 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.