



7, Silver Birch Avenue

Stoffold, Hitchin,
Bedfordshire, SG5 4AR
Offers in Excess of £350,000

COUNTRY PROPERTIES
PART OF HUNTERS

Make your mark on this 3 bedroom semi detached home in a popular cul de sac location with potential to extend/adapt the layout subject to any necessary consents.

- Paved driveway provides off road parking
- Excellent commuter access onto the A1(M)
- Well regarded local schools
- Bedrooms 1 & 2 with fitted wardrobes
- Mainline station at nearby Arlesey station (39 mins) to London St Pancras
- 18ft garage with power and light

GROUND FLOOR

Entrance Hall

Stairs raising to first floor. Storage heater. Doors into living room and kitchen.

Living Room

4.17m x 3.51m (13' 8" x 11' 6")

Full height double-glazed window to front. Feature coal effect gas fire with tiled hearth and surround. Radiator. Folding door into dining room.

Kitchen

3.38m x 2.95m (11' 1" x 9' 8")

Range of wall and base units with roll-edged work surfaces over. Stainless steel inset sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Space for fridge freezer. Space and plumbing for washing machine. Space for gas cooker. Wall mounted gas boiler. Radiator. Pantry cupboard with built in shelving. Double-glazed window to rear. Door to dining room. Door to enclosed side passage giving access to utility/storage area with space for additional refrigeration and storage unit, window to rear, door leading to front and rear and service door into garage.



Dining Room

3.18m x 3.15m (10' 5" x 10' 4")
Double-glazed window to rear. Radiator.

FIRST FLOOR

Landing

Double-glazed window to side. Airing cupboard housing hot water tank and shelving. Doors into all rooms. Access to part boarded loft.

Bedroom 1

3.45m x 3.43m (11' 4" x 11' 3")
Double-glazed window to rear. Storage heater. Built in wardrobes with overhead storage.

Bedroom 2

3.53m x 3.45m (11' 7" x 11' 4")
Double-glazed window to front. Built in wardrobes. Storage heater.

Bedroom 3

2.62m x 2.59m (8' 7" x 8' 6")
Double-glazed window to front. Bulk-head storage cupboard with fitted shelving.

Bathroom

Panel enclosed bath with main shower over and glass side screen. Wash hand basin. Fully tiled walls. Obscured double-glazed window to rear. Electric fan heater.

WC

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

OUTSIDE

Front Garden

Laid mainly to lawn with conifer hedge screening to front and well stocked flower and shrub borders.

Rear Garden

Mainly laid to lawn with flower and shrub borders.

Garage

5.54m x 2.54m (18' 2" x 8' 4")
Up and over door. Window to rear. Power and light.

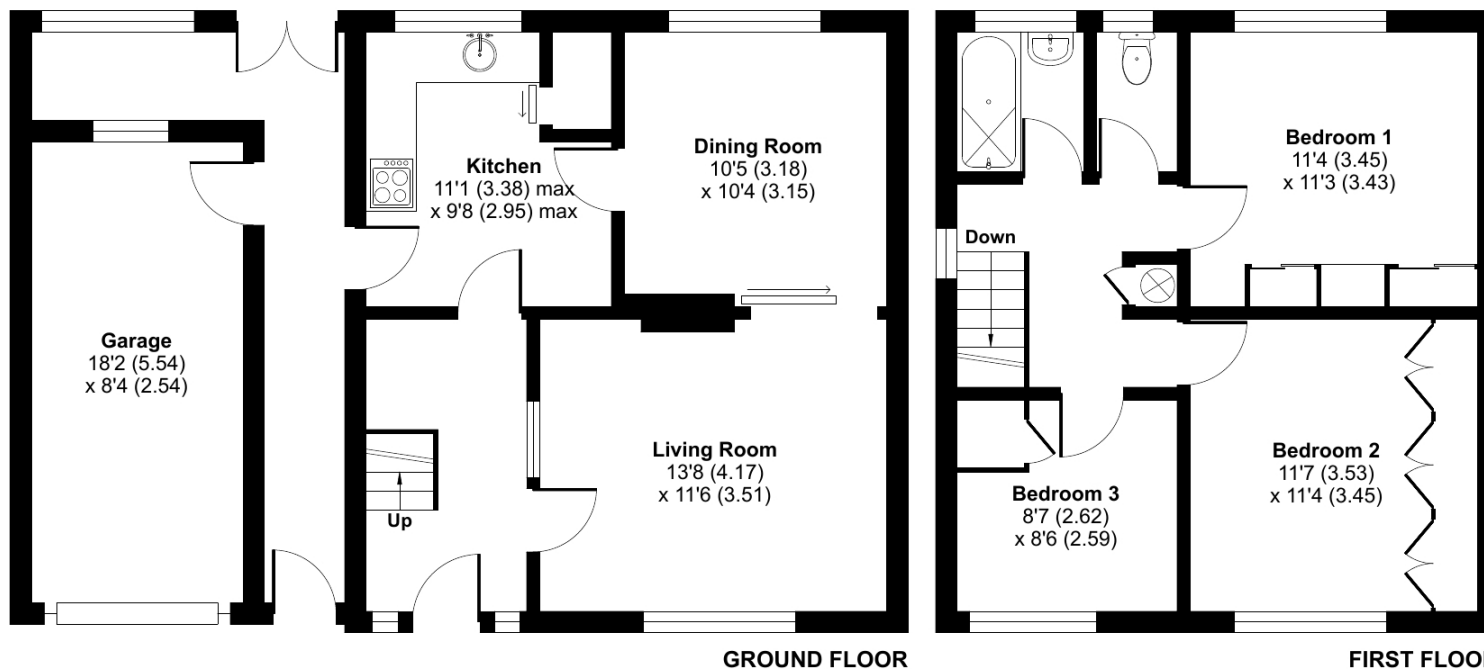




Approximate Area = 936 sq ft / 87 sq m
Garage = 151 sq ft / 14 sq m
Total = 1087 sq ft / 101 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1052740



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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