



Saxon Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4DD







## 3 Bedroom Semi-Detached House

### Guide Price £350,000 Freehold

Located in a sought after no-through road within the popular town of Stotfold is this three bedroom semi-detached family home with garage and south facing rear garden.

The good sized accommodation comprises entrance hall, lounge, dining room and kitchen to the ground floor, whilst to the first floor are three generous bedrooms and the family bathroom. Externally are established gardens to the front and rear, with the rear being south facing, a double width driveway and an oversized garage. For further details and your appointment to view please contact Satchells Stotfold.



- Semi-detached family home
- Three generous bedrooms
- Two reception rooms
- Kitchen
- Family bathroom
- South facing rear garden
- Double width driveway
- Garage
- Must be viewed
- EPC rating D. Council tax band C

**Ground Floor:****Front Door:**

Composite front door with double glazed leaded light windows.

**Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Carpet as fitted.

**Lounge:**

Abt. 11' 11" x 11' 7" (3.63m x 3.53m) Double glazed window to front. Fireplace with inset log burner. Television point. Coving to ceiling. Carpet as fitted.

**Dining Room:**

Abt. 9' 11" x 9' 5" (3.02m x 2.87m) Double glazed French doors leading to the rear garden. Radiator. Coving to ceiling. Carpet as fitted.

**Kitchen:**

Abt. 11' 0" x 8' 7" (3.35m x 2.62m) A well-appointed kitchen comprising a good range of units with ample roll top work surfaces. Single drainer stainless steel sink unit. Gas cooker point. Extractor hood. Plumbing for automatic washing machine. Space for under counter fridge and freezer. Floor standing gas boiler. Tiled splash back area. Double glazed window to rear. Double glazed door to side. Tiled flooring.

**First Floor:****Landing:**

Access to a part boarded loft space with light, via a retractable ladder. Double glazed window to side. Airing cupboard. Carpet as fitted.

**Bedroom One:**

Abt. 12' 7" x 10' 3" (3.84m x 3.12m) Double glazed window to front. Radiator. Coving to ceiling. Carpet as fitted.

**Bedroom Two:**

Abt. 10' 11" x 9' 9" (3.33m x 2.97m) Double glazed window to rear. A range of fitted wardrobes. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 8' 6" x 8' 5" (2.59m x 2.57m) Double glazed window to front. Overstairs storage cupboard. Radiator. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Dual aspect double glazed windows to side and rear. Radiator. Tiled flooring.



**Outside:****Front Garden:**

A block paved driveway provides off road parking for two cars and leads to the garage. The remainder is laid to lawn and retained by a privet hedge.

**Rear Garden:**

A good size South facing rear garden that is mainly laid to lawn with shrub and plant borders. Vegetable plot. Outside tap. Two timber sheds to remain. Gated side access.

**Garage:**

A brick built detached garage with up and over door, power and lighting. Double glazed window to rear. Personal door to side.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





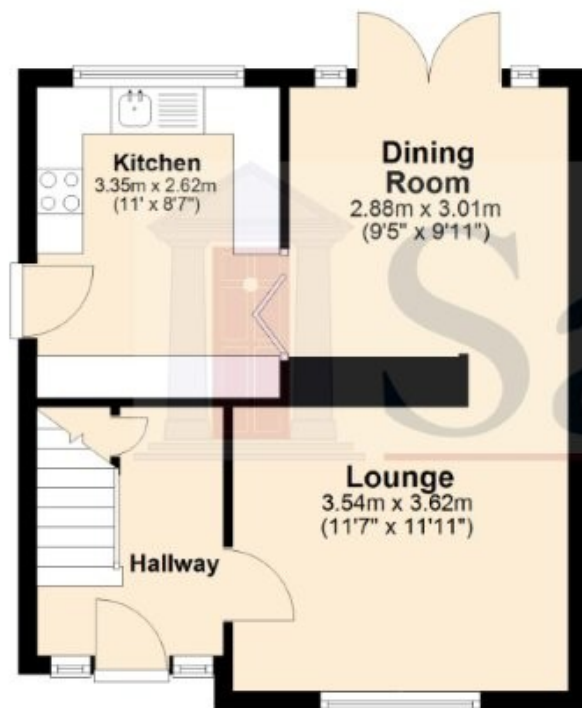


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

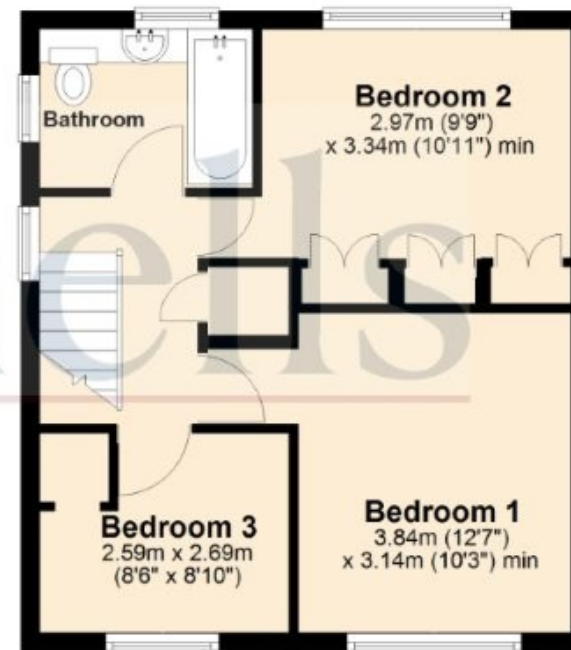




## Ground Floor



## First Floor



For illustration 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.