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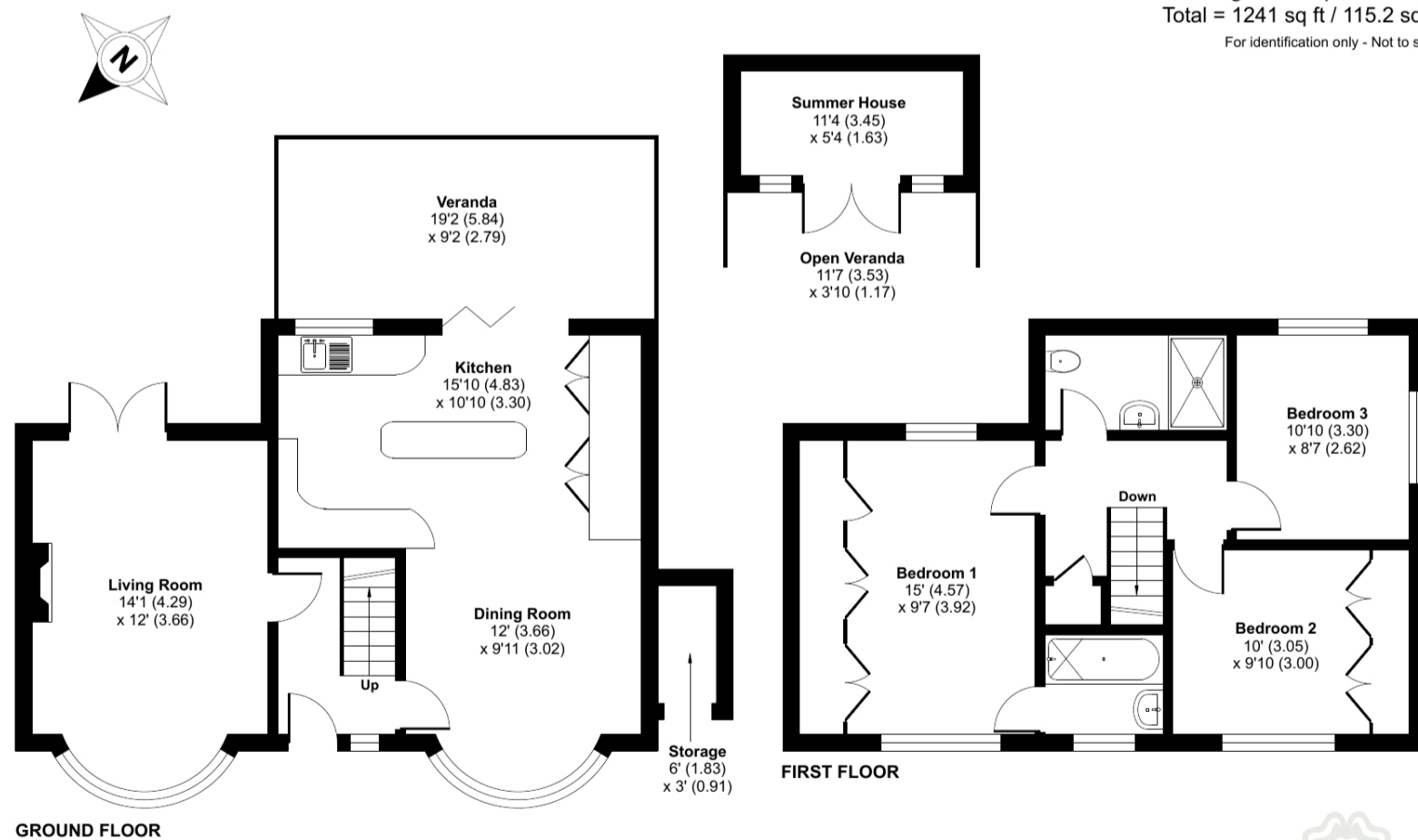
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This stunning 3 bedroom detached home is offered in superb condition throughout. The property is located on the outskirts of Stotfold with a private garden with covered veranda which is ideal for alfresco evenings overlooking the paddock land to the rear.

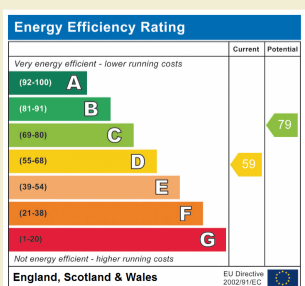


- Open plan stylish kitchen/diner with fully integrated appliances and Karndean flooring
- Views over paddock land to the rear
- Master bedroom with en-suite facilities
- Just a short commute to nearby Letchworth with mainline station to London St Pancras
- Fantastic presentation throughout - Just move in!
- New roof to the property completed in August 2023

Approximate Area = 1163 sq ft / 108 sq m
 Outbuildings = 78 sq ft / 7.2 sq m
 Total = 1241 sq ft / 115.2 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2023. Produced for Country Properties. REF: 1029970



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.



Kitchen

15' 10" x 10' 10" (4.83m x

3.30m)

Range of wall and base units

with granite work surface over

Inset stainless steel 1.5 sink

and drainer unit with swan

neck mixer tap over. Inset eye

Living room

14' 1" x 12' 0" (4.29m x 3.66m)

Double-glazed walk in bay

window to front with fitted

shutters. Karndeian flooring.

Two vertical radiators. Inset

wood burning stove with stone

surround and tiled hearth.

Wood store to chimney recess.

Double-glazed double doors

on to rear garden.

GROUND FLOOR

Entrance Hall

Karndeian flooring. Victorian

style radiator. Under stairs

storage space. Doors in to

kitchen/diner and living room.

Stairs rising to first floor.



Rear Garden

Covered timber veranda with

power points and lighting. Steps

down to lawn area with well

stocked flower and shrub

borders. Paved pathway leads

to gated access to side with

timber storage shed and water

tap with double gated access to

the front. Apple tree. Views over

paddock land to rear. Timber

summer house with power and

lighting with covered open

veranda.

Dining Room

3.66m x 3.02m (12' 0" x 9' 11")

Double-glazed walk in bay window to front with fitted shutters. Karndean flooring. Two vertical radiators. Picture rail.

FIRST FLOOR

Landing

Loft access. Doors in to all rooms. Airing cupboard housing hot water tank and shelving.

Bedroom 1

15' 0" x 9' 7" (4.57m x 2.92m)

Double-glazed window to front with fitted shutters. Double glazed window to rear. Wood effect flooring. Victorian style radiator. Full height fitted wardrobes. Door in to en-suite.



En-suite

Claw foot roll top bath with shower over and vanity wash hand basin. Fully tiled walls. Obscured double-glazed window to front. Ceramic tiled flooring. Victorian style radiator.

Bedroom 2

10' 0" x 9' 10" (3.05m x 3.00m)

3.05m x 3.00m (10' 0" x 9' 10")
Double-glazed window to front with fitted shutters. Built in wardrobes. Radiator.

Bedroom 3

10' 10" x 8' 7" (3.30m x 2.62m)

Double-glazed window to side and rear. Victorian style radiator.

Shower room

Suite comprising double shower cubicle, vanity wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Ceramic tiled flooring. Obscured double-glazed window to rear.

OUTSIDE

Front Garden

Shingle driveway provides off road parking for several cars with mature flower and shrub borders. Brick retaining wall to front with lighting.

