



15 Prince Harry Close, Stotfold, Hitchin, Hertfordshire. SG5 4PT





3 Bedroom Semi-Detached House

Guide Price £425,000 Freehold

Beautifully presented is how to describe this three bedroom semi-detached property which is located in the popular Mill View development. This spacious home invites those looking for a property in close catchment to the schools and local amenities.

The ground floor comprises entrance hall, a large open plan kitchen/dining room with integrated appliances, cloakroom and spacious living room. To the first floor are bedrooms two and three which both have fitted wardrobes and the family bathroom which comprises of a three piece suite. The first floor also boasts a large principal bedroom with stunning refitted en-suite. Externally, is a large established rear garden with side and garage access with drive and off-road parking.

- Light and airy living room
- Spacious kitchen/dining room
- Ground floor cloakroom
- Three generous bedrooms
- Refitted en-suite shower room
- Three piece family bathroom
- Established rear garden
- Large driveway and garage
- Chain free
- Awaiting EPC. Awaiting council tax band

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Coved ceiling. Laminate flooring.

Cloakroom:

A white suite comprising low level WC and pedestal wash hand basin. Tiled splashback area. Radiator. Double glazed window to front. Coved ceiling. Laminate flooring.

Living Room:

Abt. 10' 5" x 13' 0" (3.17m x 3.96m) A light airy living room with double glazed French doors opening out onto the rear garden. Television point. Radiator. Coved ceiling. Laminate flooring.

Kitchen/Dining Room:

Abt. 17' 1" x 16' 4" (5.21m x 4.98m) maximum measurements. A spaciouly designed kitchen/dining room, ideal for socialising comprising a comprehensive range of eye and base level units with under cupboard lighting and ample granite work surfaces. Inset stainless steel one and a half bowl sink unit. Built-in four ring gas hob, double electric oven and extractor hood. Integrated washer/dryer, dishwasher and fridge/freezer. Tiled backsplash area. Cupboard housing gas boiler. Understairs storage cupboard. Radiator. Double glazed bay window to front. Double glazed window and door to rear. Inset ceiling lighting. Coved ceiling. Ceramic floor tiles.

First Floor:**Landing:**

Double glazed arched window to front. Airing cupboard. Loft access. Radiator. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt. 10' 8" x 9' 7" (3.25m x 2.92m) A large double bedroom with built-in wardrobes. Radiator. Double glazed window to rear. Coved ceiling. Carpet as fitted.

En-Suite:

A white four piece suite comprising a fully tiled corner shower cubicle with rainfall shower, wash hand basin, low level WC and bidet. Shaver point. Fully tiled walls. Radiator. Double glazed window to rear. Extractor fan. Tiled flooring.

Bedroom Two:

Abt. 10' 8" x 11' 0" (3.25m x 3.35m) maximum measurements. Two built-in double wardrobes. Radiator. Double glazed window to rear. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 7' 5" x 10' 0" (2.26m x 3.05m) Built-in wardrobe. Radiator. Double glazed window to front. Coved ceiling. Carpet as fitted.

Bathroom:

A white three piece suite comprising panelled bath with mixer tap and shower over, pedestal hand wash basin with mixer tap and low level WC . Heated towel rail. Shaver point. Part tiled walls. Double glazed window to front. Extractor fan. Coved ceiling. Vinyl flooring.

Outside:**Front Garden:**

Retained by hedgerow a path leads to the front door. Decorative stone and a variety of shrubs. A block paved area provides additional parking. Outside light. External electric socket.

Rear Garden:

An attractive landscaped garden with paved patio pathways around plant and shrub beds. Gated side access. Outside tap. Outside light.

Garage:

Abt. 18' 0" x 8' 0" (5.49m x 2.44m) A brick built garage with an up and over door, pitched roof with power and light. Personal door to your rear garden. Driveway in front.

Additional Information:**Agents Note:**

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

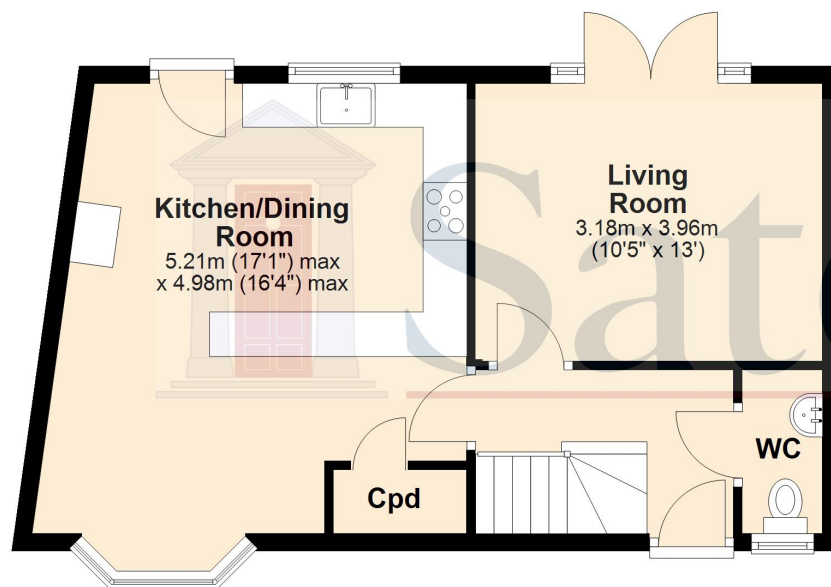




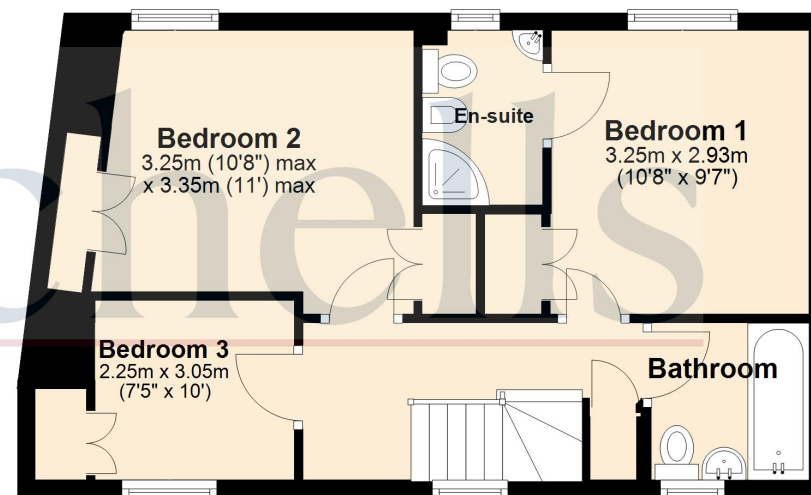
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Ground Floor



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.