



1 Binyon Gardens, Stotfold, Hertfordshire. SG5 4SY

Satchells



## 3 Bedroom Semi-Detached House

### Guide Price £400,000 Freehold

Set within the popular Four Mills development in Stotfold, this modern three-bedroom semi-detached home offers smart, low maintenance living with a layout that suits both busy family life and entertaining. The ground floor feels bright and welcoming, with a comfortable lounge, a contemporary well-appointed kitchen/diner and downstairs cloakroom.

Upstairs, the main bedroom benefits from its own ensuite shower room, alongside two further well-proportioned bedrooms and a modern family bathroom. Outside, the property is complemented by off-road parking for two cars and a generous rear garden.

- Immaculate modern home
- Fully fitted kitchen/diner
- Bright & airy lounge
- Downstairs cloakroom
- Three generous bedrooms
- Ensuite to principal bedroom
- Family bathroom
- Front and rear gardens
- Driveway providing off-road parking for two cars
- EPC rating B. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed composite front door.

### **Hallway:**

Stairs to first floor. Radiator. Vinyl flooring.

### **Kitchen/Diner:**

Abt. 15' 8" x 9' 3" (4.78m x 2.82m) A super kitchen/diner comprising a comprehensive range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Single oven with built-in four ring gas hob with extractor over. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing boiler. Radiator. Double glazed window to front. Vinyl flooring.

### **Lounge:**

Abt. 13' 2" x 16' 6" (4.01m x 5.03m) A generous lounge with double glazed French doors leading to the rear garden. Understairs storage cupboard. Radiator. Double glazed window to rear. Carpet as fitted.

### **WC:**

A white suite comprising pedestal wash hand basin with backsplash area and low level WC. Extractor fan. Radiator. Double glazed window to front. Vinyl flooring.

## **First Floor**

### **Landing:**

Loft access. Radiator. Double glazed window to side. Carpet as fitted.

### **Bedroom One:**

Abt. 14' 9" x 9' 2" (4.50m x 2.79m) A large principal bedroom with double glazed window to rear. Media point. Radiator. Carpet as fitted.

### **Ensuite:**

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin with splashback area and low level WC. Extractor fan. Vinyl flooring.

### **Bedroom Two:**

Abt. 11' 9" x 9' 3" (3.58m x 2.82m) Radiator. Double glazed window to front. carpet as fitted.

### **Bedroom Three:**

Abt. 10' 6" x 7' 0" (3.20m x 2.13m) Radiator. Double glazed window to rear. carpet as fitted.

**Bathroom:**

A three-piece white suite comprising panelled bath with mixer taps, rainfall shower over and glass screen. Pedestal wash hand basin and low-level WC. Radiator. Extractor fan. Double glazed window to front. Part tiled walls. Vinyl flooring.

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

Draft particulars yet to be approved by 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.

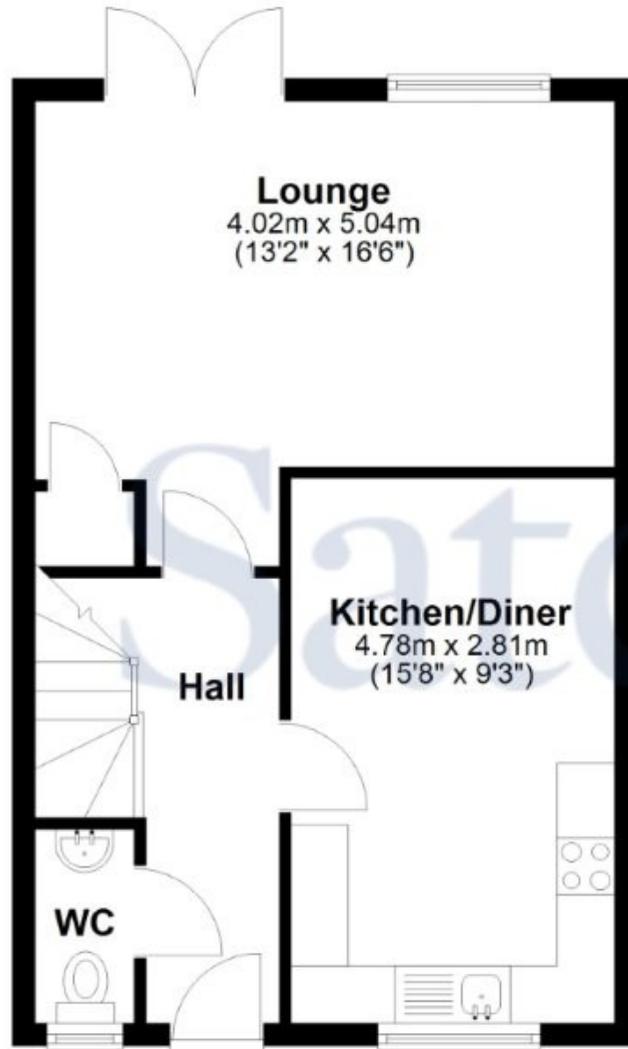




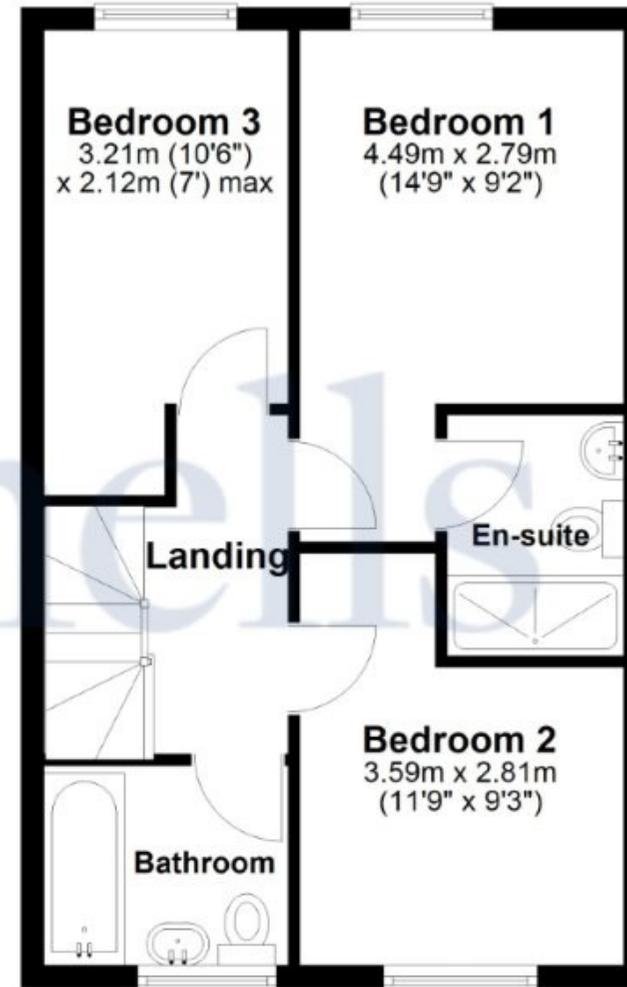
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

# Satchells

## 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.  
Plan produced using PlanUp.