



Tansy Avenue

Stotfold, Hitchin,
Bedfordshire, SG5 4GJ

Offers in Excess of £415,000

country
properties

Set within the ever-popular Greenacres development in Stotfold, this four-bedroom home offers spacious and flexible accommodation spread over three floors. The property boasts a generous master bedroom with en-suite and fitted wardrobes, three additional bedrooms, a bright kitchen/diner and a conservatory that provides an excellent extension of the living space leading onto a south-west facing rear garden with direct access to both the garage and off road parking. Perfectly positioned within walking distance of local amenities and well-regarded schools, the property also benefits from superb transport connections, including convenient access to the A1(M) and Arlesey mainline station for direct links into London St Pancras.

- CHAIN FREE
- Spacious 4 bedroom home arranged over 3 floors
- Top floor 20ft master bedroom with en-suite shower room and fitted wardrobes
- Walking distance to local amenities and schools
- Easy access to A1 (M) and Arlesey/Letchworth mainline train stations with direct links to London St Pancras
- Hive heating system
- Redecorated throughout - Just move in!
- Garage and off road parking

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect vinyl flooring and fitted door mat. Radiator. Carpeted stairs rising to first floor. Doors to Kitchen/Diner, Living Room and Cloakroom.

Kitchen

16' 1" into bay x 9' 2" max (4.89m into bay x 2.79m max) A range of wall and base units with roll top worksurfaces with upstands over. Inset one and half bowl stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Integrated over and grill and inset gas hob with stainless steel splashback and extractor fan over. Integrated fridge/freezer. Space for washing machine/tumble dryer. Integrated dishwasher. Tiled effect flooring. Bay window to front aspect. Radiator.

Living Room

16' 2" max x 11' 6" max (4.94m max x 3.51m max) Newly fitted carpet in 2024. Two radiators. Double doors onto Conservatory with windows to both sides.

Conservatory

14' 1" max x 9' 9" max (4.28m max x 2.97m max) UPVc with brick base with windows to front and sides. Wood effect vinyl flooring. Radiator. Doors onto rear garden.



Cloakroom

Wash hand basin with tiled splashback and low level WC. Tiled flooring. Radiator. Wall mounted mirrored cabinet. Fuse box.

FIRST FLOOR

Landing

Doors to Bedroom Two, Three, Four and Bathroom. Storage cupboard. Airing cupboard housing hot water tank and boiler. Carpeted stairs rising to second floor.

Bedroom Three

11' 4" x 9' 3" (3.45m x 2.81m) Window to rear aspect. Fitted carpet. Double fitted wardrobes. Radiator.

Bedroom Two

12' 3" max x 9' 2" max (3.74m max x 2.80m max) Window to front aspect. Fitted carpet. Radiator.

Bedroom Four

7' 10" x 6' 8" (2.38m x 2.04m) Window to rear aspect. Fitted carpet. Radiator.

Bathroom

Bathroom suit comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over, fully tiled splashback wall and shower screen to side. Wall mounted bathroom cabinet. Heated towel rail. Tiled flooring. Window to front aspect.

SECOND FLOOR

Landing

Door to Master bedroom.

Bedroom One

20' 0" max x 10' 4" max (6.09m max x 3.15m max) Dormer window to front aspect and Velux window to rear. Double fitted wardrobe. Fitted carpet. Two radiators. Loft hatch. Door to En suite.

En Suite

Suite comprising wash hand basin, low level WC and double shower cubicle. Wall mounted mirrored bathroom cabinet. Tiled flooring. Radiator. Window to rear aspect.

OUTSIDE

Front Garden

Wrought iron railings, decorative shingles and paved path to front door and shrubs.

Rear Garden

Raised paved patio area and step down to grassed lawn. Variety of shrubs. Paved path to rear gated access to Garage and driveway.

Garage and Parking

19' 6" x 9' 3" (5.95m x 2.81m) Single garage with up and over door. Allocated off road parking space for one car.



Approximate Area = 1319 sq ft / 122.5 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1499 sq ft / 139.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	81
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1381179



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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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