



# Harebell Avenue

Stotfold, Hitchin,  
Bedfordshire, SG5 4QZ  
**£500,000**

country  
properties

Offered with no upward chain this immaculate 3 bedroom detached home benefits from a 17ft kitchen diner and offers spacious family living throughout with a south facing rear garden, garage and off road parking for 2 cars. Located in the heart of the Greenacres development, the property is only a short walk from local amenities.

- Fantastic presentation throughout - just move in !!
- Stylish kitchen/ dining room with integrated appliances
- South facing rear garden
- Excellent commuter access into London via Arlesey main line station ( St Pancras in 38 mins)
- Master bedroom with ensuite and built in wardrobe
- Ideal location within walking distance of town amenities and well regarded schools
- Garage with power and light and driveway parking for 2 cars





# INTERNAL GROUND FLOOR

## Entrance Hall

12' 2" x 12' 0" (3.71m x 3.66m) Ceramic tiled flooring. Radiator. Door to cloakroom. Stairs rising to first floor. Double doors onto living room. Door onto Kitchen / Dining room. Full height doors storage/coat cupboard. Double glazed window to side aspect.

## Kitchen/ Dining Room

17' 0" (max) x 12' 1" (max) (5.18m max x 3.68m max) Modern kitchen with a range of wall and base units and granite worksurfaces over with upstands. Inset one and half bowl stainless steel sink and drainer with swan neck mixer tap over. Integrated electric oven and grill. Gas hob with glass splashback and stainless steel extractor hood over. Integrated dishwasher and washing machine. Integrated fridge/freezer. Cupboard housing a boiler. Extractor fan. Ceramic tiled flooring. Two double glazed windows to front aspect. Double glazed window to rear. Double glazed patio doors onto rear garden. Radiator.

## Living Room

16' 10" (max) x 13' 5" (into bay) (5.13m max x 4.09m into bay) Multi pane glass double doors entering into living room. Fitted carpet. Feature wall mounted curved glass electric fireplace. Double glazed French doors onto rear garden and double glazed bay window to side aspect. Radiator. Understairs storage cupboard.



## Cloakroom

Ceramic tiled flooring. Low level WC and wash hand basin with tiled splashbacks. Heated towel rail.

## FIRST FLOOR

### Landing

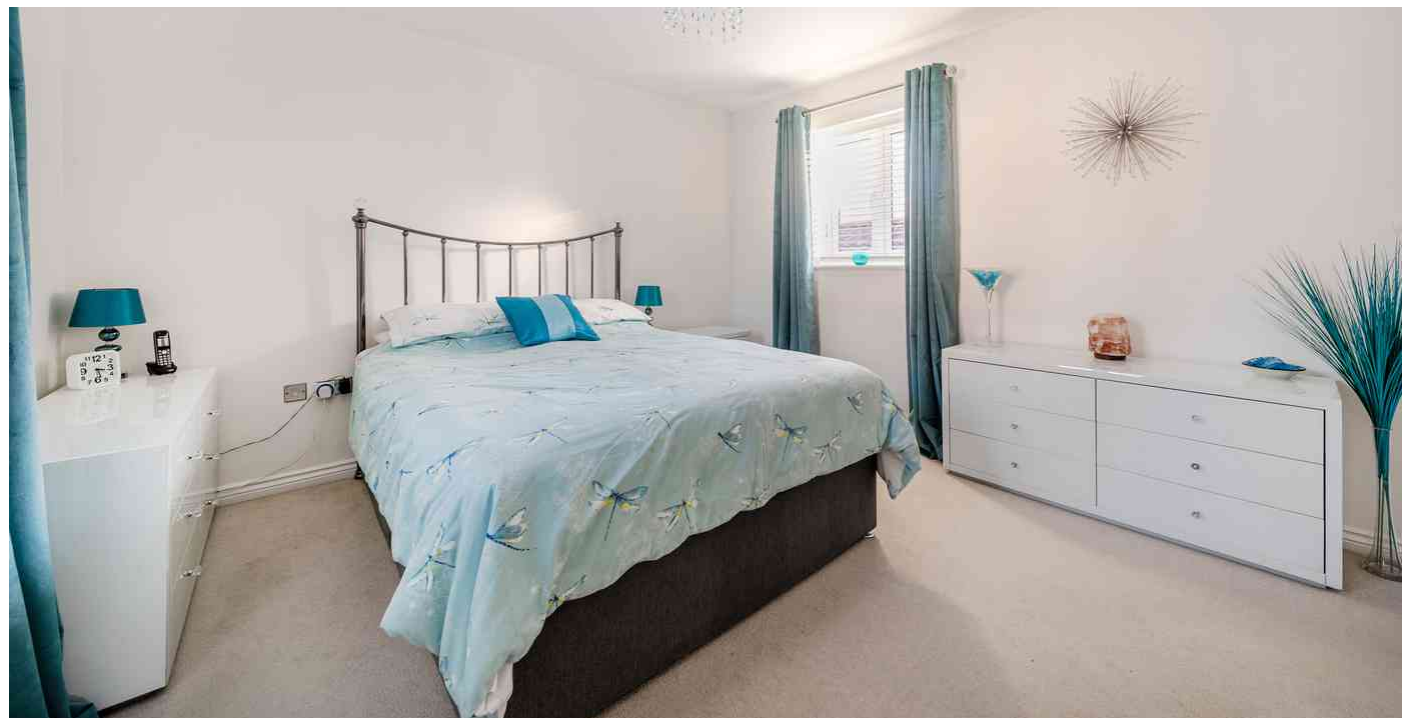
Door to all rooms and bathroom. Door to airing cupboard. Double glazed window to rear. Radiator. Loft access.

### Bedroom One

17' 5" (max) x 11' 11" (max) (5.30m max x 3.64m max) Master bedroom with two windows to rear aspect and one window to front aspect. Fitted carpet. Built in wardrobe with mirrored sliding doors. Radiator. Door to En Suite.

### En Suite

Walk in double shower cubicle with fully tiled walls, wash hand basin and low level WC. Tiled splashbacks. Wall mounted mirrored bathroom cabinet. Heated towel rail. Double glazed window to front aspect. Extractor fan.





## Bedroom Two

12' 0" (max) x 12' 0" (max) (3.66m max x 3.66m max) Double glazed window to side aspect. Built in wardrobe with mirrored sliding doors. Fitted carpet. Radiator.

## Bedroom Three

8' 3" x 7' 10" (2.51m x 2.39m) Double glazed window to side aspect. Fitted carpet. Radiator.

## Bathroom

Four piece suite comprising wash hand basin, low level WC, panelled bath tub with shower over and walk in shower cubicle with fully tiled walls. Tiled splashbacks. Tiled effect Amtico flooring. Heated towel rail. Extractor fan.

## OUTSIDE

### Front Garden

Enclosed by picket fence and laid to decorative stones and shrubs to front and side of the property.

### Rear Garden

Indian sandstone paved rear garden. External power and external water tap. Personal door to garage. Water butt and garden shed.

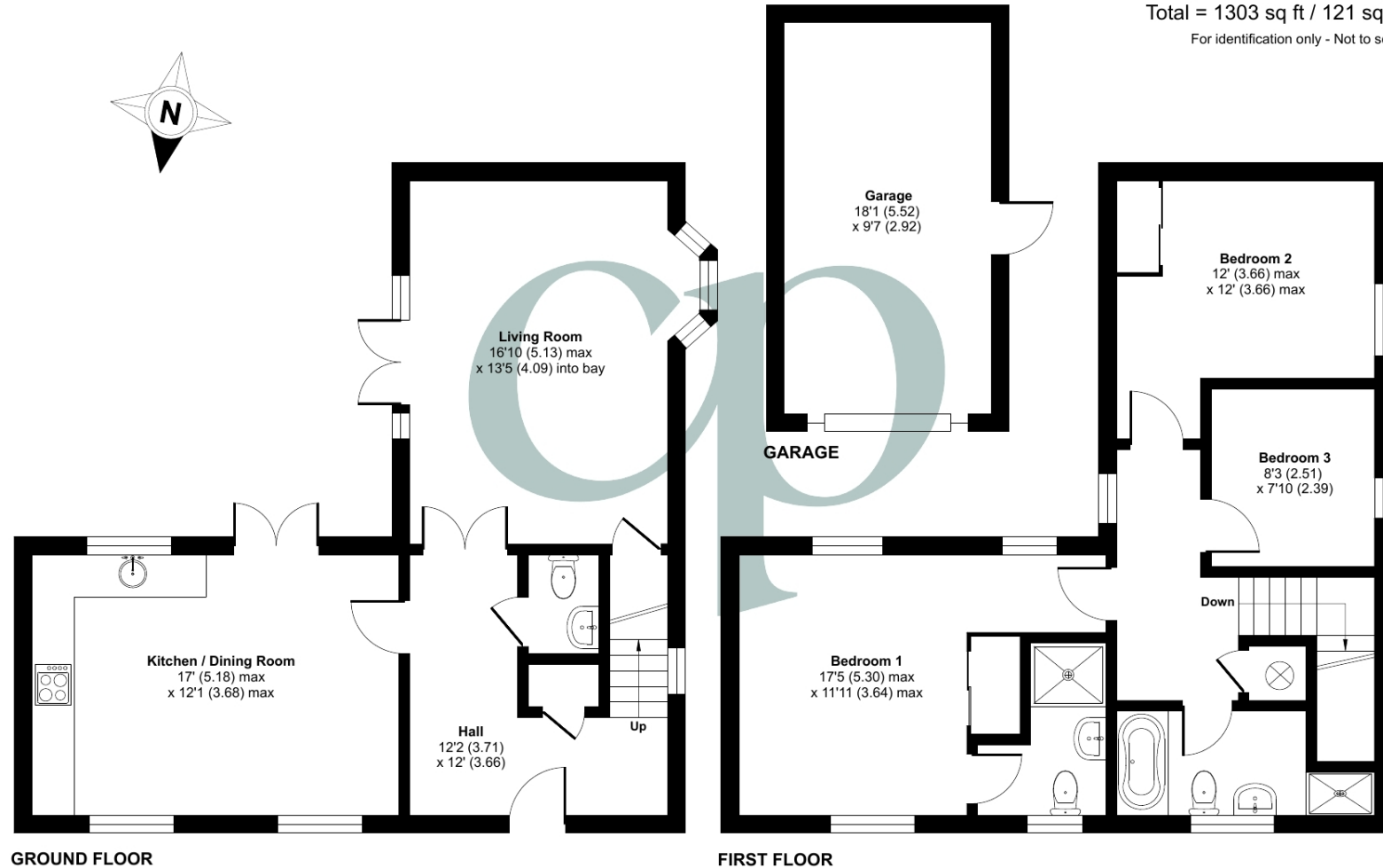
### Garage and Parking

18' 1" x 9' 7" (5.52m x 2.92m) Garage with up and over door. Power and light. Side door to rear garden. Driveway with off road parking space for two cars.

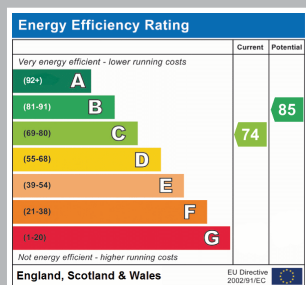




Approximate Area = 1130 sq ft / 105 sq m  
Garage = 173 sq ft / 16 sq m  
Total = 1303 sq ft / 121 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1243315



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Viewing by appointment only

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