



# Highbush Road

Stotfold, Hitchin,  
Bedfordshire, SG5 4JA  
**£350,000**

country  
properties

Offered with no upward chain and set within a cul-de-sac location this 3 bedroom family home boasts a good size rear garden and driveway parking for two cars.

- Kitchen/diner with french doors opening onto the rear garden
- Dual aspect living room
- Driveway parking for 2 cars
- Well regarded local schooling
- Insulated office and large shed, both with electrics
- Close to lovely countryside walks
- Short drive to A1(M) and easy access to both Arlesey and Letchworth Garden City train stations

## GROUND FLOOR

### Entrance Hall

Storage cupboard. Stairs rising to first floor accommodation. Door into living room. Opening to kitchen/dining room.

### Living Room

18' 0" x 11' 4" (5.49m x 3.45m) Dual aspect room with double glazed windows to front and rear. Two radiators.

### Kitchen/Dining Room

17' 7" x 11' 1" (5.36m x 3.38m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl sink with drainer and swan neck mixer tap over. Wall cupboard housing gas boiler. Fitted eye level oven and grill. Inset electric hob with stainless steel extractor hood over. Space and plumbing for washing machine and tumble dryer. Understairs storage cupboard. Wood effect flooring. Dual aspect room with double glazed window to front and french doors opening onto the rear garden.



## FIRST FLOOR

### Landing

Double glazed window to rear. Doors into all rooms.

### Bedroom 1

12' 2" x 11' 9" (3.71m x 3.58m) Double glazed window to front. Radiator. Walk-in cupboard. Fitted 5 panel bespoke wardrobes.

### Bedroom 2

12' 4" x 11' 3" (3.76m x 3.43m) Double glazed window to front. Radiator. Walk-in storage cupboard. Access to loft space.

### Bedroom 3

8' 9" x 6' 11" (2.67m x 2.11m) Double glazed window to rear. Radiator.

### Family Bathroom

Three piece comprising panel enclosed 'p' shaped bath with shower over and glass side screen, pedestal wash hand basin and low level wc. Partially tiled walls and tiled flooring. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Laid to lawn with mature hedging. Block paved driveway providing off road parking for 2 cars. Electric car charging point. Door to alleyway providing access to the rear garden.

### Rear Garden

Laid to lawn with raised decked patio area and mature tree and shrub borders. Insulated office and large shed, both with electrics. Door to alleyway, leading to the front.

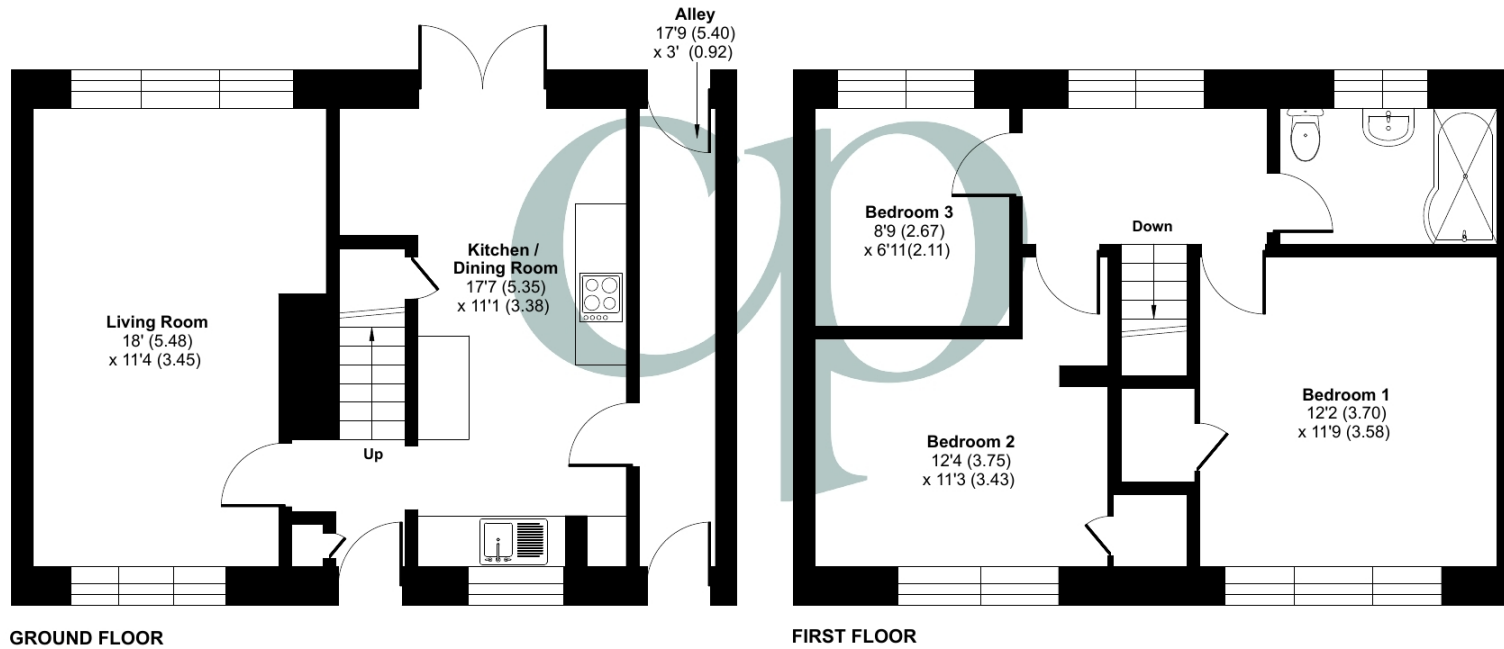




Approximate Area = 932 sq ft / 86.5 sq m (excludes alley)

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1132134

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## Viewing by appointment only

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