



73, Regent Street

Stotfold, HITCHIN,  
Bedfordshire, SG5 4DX  
£375,000

country  
properties



Make your mark on this 3 bedroom semi detached with potential to extend/adapt the layout (subject to any necessary consents) and boasting a great size garden. Set in the sought after town of Stotfold with well regarded schools.

- 3 Good size bedrooms
- No upward chain
- Potential to extend subject to necessary planning consents
- Potential to create parking to the front subject to necessary consents
- POTENTIAL, POTENTIAL, POTENTIAL
- Well regarded local schools

## GROUND FLOOR

### Entrance

Window to front. Small internal window. Door to entrance hall.

### Entrance Hall

Stairs rising to first floor. Doors into living room and shower room. Folding door into kitchen. Airing (?) cupboard.

### Living Room

14' 8" x 13' 2" (4.47m x 4.01m)  
Large window to front and additional window to side aspect. Feature fireplace. Radiator.

### Kitchen

16' 8" x 6' 6" (5.08m x 1.98m)  
A range of wall and base units with roll edge worksurfaces over. Inset sink and drainer with mixer tap over. Integrated eye level oven. Gas hob with extractor fan over. Tiled splashbacks. Space for fridge/freezer. Window to rear. Window and obscure door into conservatory.



## Conservatory

12' 2" x 7' 11" (3.71m x 2.41m)

Windows with fitted vertical blinds. Door to rear garden. Tiled flooring.

## Shower Room

Three piece suite comprising wash hand basin, low level WC and double shower cubicle with electric shower. Obscure window to rear.

## FIRST FLOOR

### Landing

### Bedroom One

12' 10" x 12' 5" (3.91m x 3.78m)

Windows to rear and side aspect. Fitted wardrobes. Radiator.

### Bedroom Two

12' 8" x 9' 3" (3.86m x 2.82m)

Window to front. Radiator.

### Bedroom Three

9' 7" x 9' 6" (2.92m x 2.90m)

Window to front. Radiator.

## Shower Room

Three piece suite comprising wash hand basin, low level WC and shower cubicle. Tiled flooring. Extractor fan. Spot lights. Radiator.

## OUTSIDE

### Front Garden

Mainly laid to lawn. Paved path leading to front door to side aspect. Gated access to rear.

### Rear Garden

Large rear garden mainly laid to lawn and paved path. Brick garden shed.

## OUTBUILDING

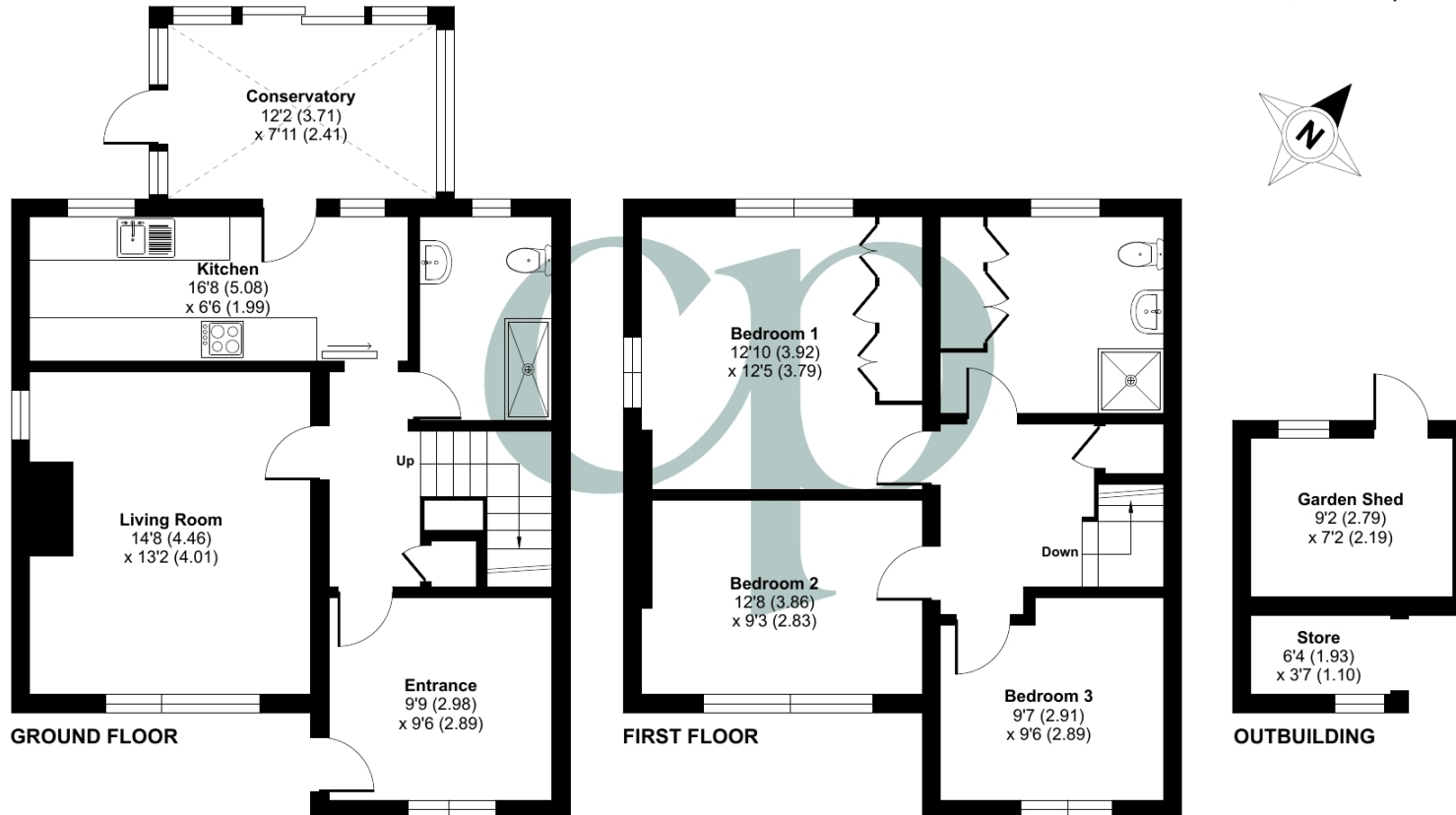
### Garden Shed

Brick build garden shed. Window.



Approximate Area = 1228 sq ft / 114 sq m  
 Outbuilding = 89 sq ft / 8.2 sq m  
 Total = 1317 sq ft / 122.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1175027

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Viewing by appointment only

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