



The Green, Stotfold, Hitchin, Hertfordshire. SG5 4AN

Satchells



3 Bedroom Semi-Detached House Guide Price £475,000 Freehold

An exciting opportunity to acquire this spacious three bedroom family home in the sought-after location. The property features a bright open-plan living and dining space, perfect for modern family living, leading through to a light-filled conservatory overlooking the generous rear garden. Further benefits include a separate utility room, garage, and ample driveway parking. Upstairs offers three well-proportioned bedrooms, making this a superb home that combines space, practicality, and a fantastic setting.

- Semi-detached home
- Parking for several vehicles
- Utility room
- Three bedrooms
- Open plan living/dining room
- Garage
- Conservatory
- Good size south west facing garden
- Must be viewed
- EPC rating C. Council tax band D

Ground Floor**Front Door:**

A composite double glazed front door.

Reception Hall:

Staircase leading to the first floor. Radiator. Parquet flooring.

Living/Dining Room:

Abt. 11' 7" x 25' 0" (3.53m x 7.62m) A good size living / dining room enhanced by a large double-glazed window to the front. Open feature fireplace. Television point. Radiator. Parquet flooring.

Conservatory:

Abt. 8' 6" x 10' 2" (2.59m x 3.10m) The bright conservatory provides an inviting additional living space, enjoying views over the rear garden. Tiled Flooring.

Kitchen:

Abt. 8' 4" x 10' 11" (2.54m x 3.33m) The good-sized kitchen offers a practical and well-balanced space, featuring ample worktop areas and generous storage. It is fitted with a classic butler sink, an oven, and provides space for a dishwasher, making it both functional and well-suited to everyday family living. Under stairs storage with space for fridge. Radiator. Tiled flooring.

Utility Room:

Abt. 8' 8" x 11' 5" (2.64m x 3.48m) Large utility space, plumbing for washing machine. Space for tumble dryer. Double glazed door to rear garden. Access to garage.

First Floor**Landing:**

Loft access. Radiator. Carpet as fitted.

Bedroom One:

Abt. 14' 3" x 10' 8" (4.34m x 3.25m) Large double-glazed window to the front. Fitted wardrobes. Storage cupboard. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 8' 9" x 10' 8" (2.67m x 3.25m) Double glazed window to the rear. Two storage cupboards. Radiator.

Bedroom Three:

Abt. 9' 11" x 6' 9" (3.02m x 2.06m) Double glazed window to the front. Storage cupboards. Radiator.

Bathroom:

Abt. 5' 8" x 7' 0" (1.73m x 2.13m) A family bathroom comprising panelled bath with central mixer tap and separate walk-in shower with rainfall shower, wash hand basin and low-level WC. Heated towel rail. Part tiled walls. Double glazed window to rear. Tiled flooring.

Outside**Driveway:**

The driveway provides ample off-street parking and is neatly bordered by mature shrubs.

Rear Garden:

The south west facing rear garden which is approaching 60ft and offers excellent potential for outdoor enjoyment and further development. With ample space and a sunny aspect, it presents an ideal opportunity to extend the property, subject to the necessary planning permissions, while still retaining generous garden proportions.

Garage:

The garage is accessible via the utility room and benefits from both power and lighting, providing a versatile space ideal for parking, storage, or workshop use.

Additional Information**Agents Note:**

Draft particulars yet to be approved by vendor and may be 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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: TBC

Electric: Mains

Drainage: Mains

Flood risk: No/Low

Mobile/Phone: Good. Three - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: D

Council tax payable: £2,633.05

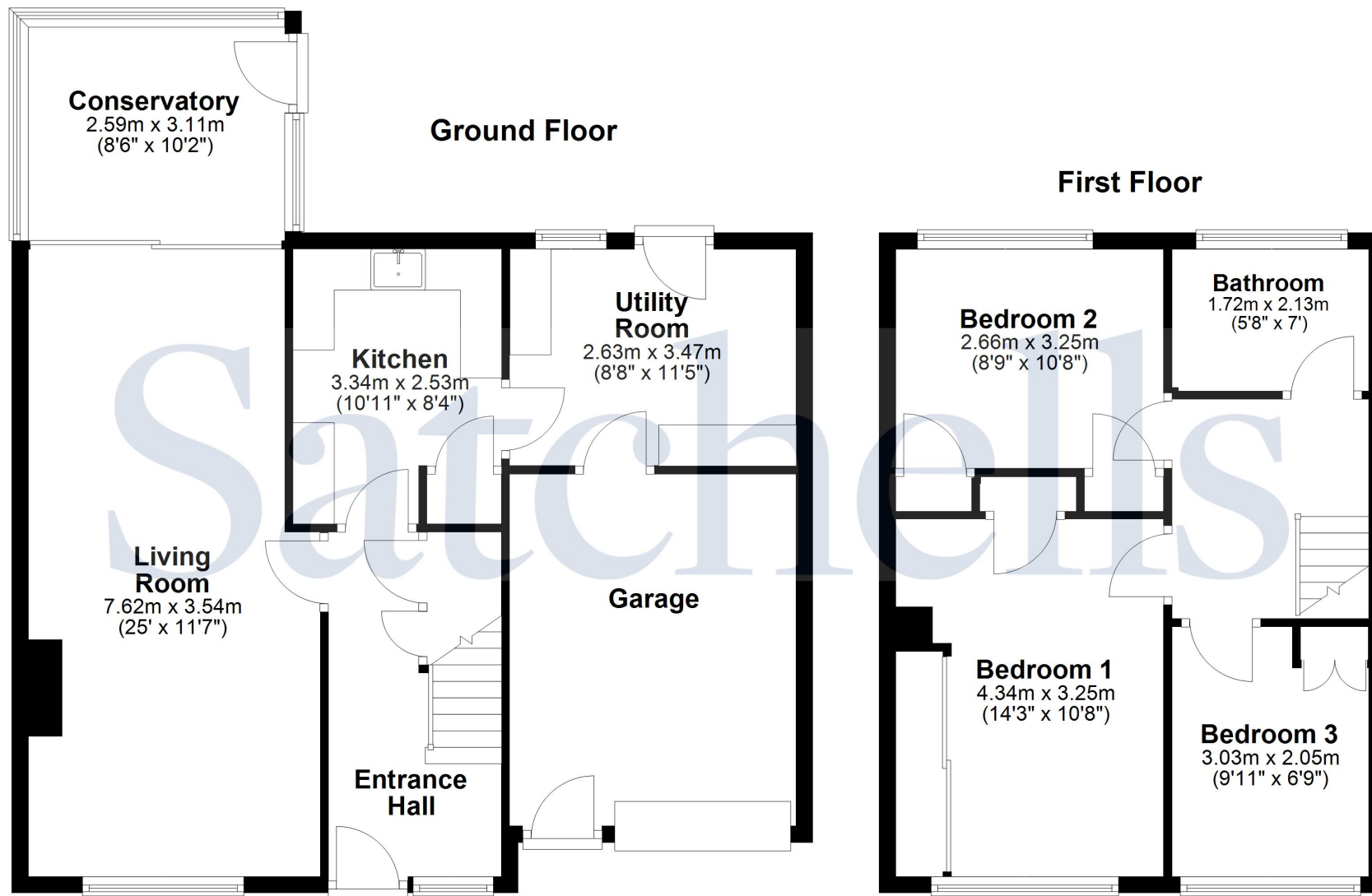
For further material information please contact the office marketing this property.





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.

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For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.