



# Mowbray Crescent

Stotfold, Hitchin,  
Bedfordshire, SG5 4DY  
**£400,000**

country  
properties



Make your mark on this wonderful 2 bedroom bungalow with garage and off road parking. The property is nestled down a quiet cul-de-sac, within walking distance to Stotfold's local amenities and is being sold CHAIN FREE!

- NO CHAIN
- Short walk to Stotfold's Local amenities
- New Hive system fitted
- Smart meter replaced
- Garage and off road parking
- Quiet cul-de-sac location with nearby green areas
- Sunny west facing garden

## INTERNAL

### GROUND FLOOR

#### Porch

9' 7" (max) x 7' 7" (max) (2.92m max x 2.31m max) Entrance to Porch with door to rear garden and door into Garage. Fitted carpet. Dual aspect windows.

#### Entrance Hall

Fitted carpet. Radiator. Doors to all rooms. Double storage cupboard. Open storage space with wall mounted boiler fitted in February 2025. Loft access.

#### Kitchen

11' 2" x 7' 3" (3.40m x 2.21m) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drier unit with mixer tap over. Tiled splashbacks and part tiled walls. Integrated oven and inset gas hob. Space for fridge/freezer and space for washing machine. Tiled flooring. Radiator. Dual aspect windows to front and side.



## Living Room

18' 1" x 11' 2" (5.51m x 3.40m) Dual aspect windows to front and side. Double sliding doors onto front garden area. Feature electric fireplace. Fitted carpet. Radiator.

## Bedroom One

14' 4" (max) x 8' 9" (max) (4.37m max x 2.67m max) Master bedroom with window to rear aspect. Double built in wardrobes with sliding doors. Fitted carpet. Radiator.

## Bedroom Two

9' 9" (max) x 8' 8" (max) (2.97m max x 2.64m max) Window to rear aspect. Fitted carpet. Radiator.

## Shower Room

Suite comprising pedestal wash hand basin, low level WC and single shower cubicle. Radiator. Fully tiled walls. Carpeted flooring. Obscure window to side aspect.

## OUTSIDE

### Front Garden

Laid to lawn with flowers and shrubs borders. Enclosed by picket fence. Paved path leading to front door and Living Room patio doors.

### Rear Garden

Rear garden mainly laid to lawn, paved patio area, paved path and stepping stones. Flowers and shrubs borders. Garden shed to remain. Gated access to garage at rear of the property.

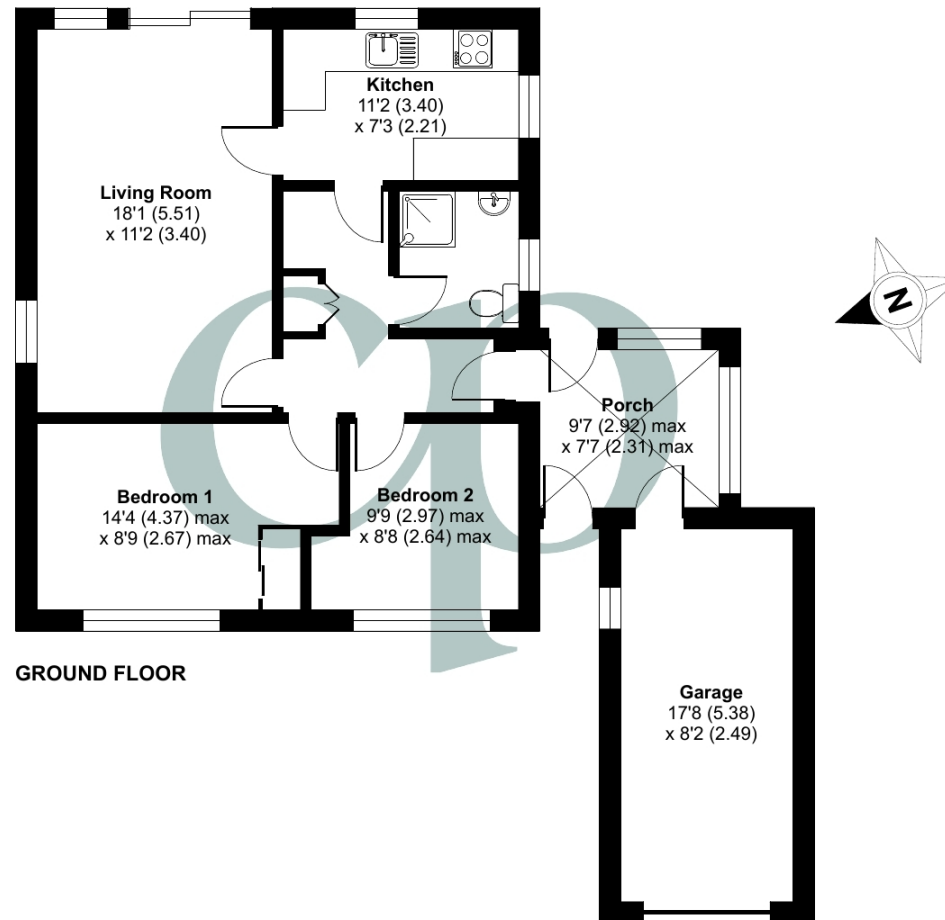
### Garage and Parking

17' 8" x 8' 2" (5.38m x 2.49m) Single garage with up and over door. Power and light. Off road parking space in front of the garage.



Approximate Area = 699 sq ft / 64.9 sq m (excludes garage)

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1312107

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## Viewing by appointment only

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