



Arlesey Road, Stotfold, Hitchin, Hertfordshire. SG5 4HE

| Satchells



2 Bedroom Semi-Detached House Offers over £300,000 Freehold

This is a lovely two bedroom semi-detached character cottage with the added benefits of off road parking and a south facing rear garden.

Internally the ground floor provides a lounge, with ornate fireplace, separate dining area, fitted kitchen and a rear lobby with a large storage area. Upstairs there are two bedrooms, the main with fitted wardrobes, the second an ideal size for an office or nursery and off the landing is a refitted bathroom. Externally, is an attractive south facing rear garden, with a driveway leading down the side of the property to the off road parking at the rear. Beyond the parking space is a gazebo and a large timber shed. All in all a beautiful cottage that really must be viewed.

- Character semi-detached cottage
- Double bedroom
- Home office/Bedroom 2
- Off road parking
- Two reception areas
- Fitted kitchen
- Refitted first floor bathroom
- South facing rear garden
- Double glazing
- EPC rating D. Council tax band B

Ground Floor

Lounge:

Abt. 11' 2" x 10' 10" (3.40m x 3.30m) Dual aspect double glazed window to front and side with fitted shutters. Feature tiled fireplace. Stairs to first floor. Contemporary vertical radiator. Feature beam to ceiling. Coved ceiling. Carpet as fitted.

Dining Room:

Abt. 10' 9" x 8' 0" (3.28m x 2.44m) Double glazed window to side. Coved ceiling. Radiator. Wooden flooring.

Kitchen:

Abt. 10' 3" x 6' 11" (3.12m x 2.11m) A well appointed kitchen comprising a good range of eye and base level units with solid wood worktops. Inset composite single drain one and a half bowl sink unit. Space for electric cooker. Tiled splashback. Double glazed window to side. Coved ceiling. Laminate flooring.

Lobby:

Double glazed door to rear. Cupboard housing gas boiler and plumbing for automatic washing machine. Storage space with double glazed window to rear. Wood flooring.

First Floor

Landing:

Coved ceiling. Carpet as fitted. Doors to all rooms.

Bedroom One:

Abt. 11' 1" x 8' 0" (3.38m x 2.44m) Double glazed window to front. Built in double wardrobe and fitted triple wardrobe. Radiator. Inset ceiling lights. Coved ceiling. Carpet as fitted.

Home office/Bedroom Two:

Abt. 8' 0" x 5' 0" (2.44m x 1.52m) Ideal as a nursery or office. Double glazed window to rear. Radiator. Loft access. Coved ceiling. Carpet as fitted.

Bathroom:

A refitted suite comprising a double ended bath with shower over and glass screen. Wash hand basin and low level WC. Heated towel rail. Part tiled walls. Double glazed window to rear. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside

Front Garden:

A walled frontage with attractive plants beyond.

Rear Garden:

An attractive South facing rear garden that is mainly laid to lawn with plants and conifer borders. At the very back is a timber gazebo and a large timber shed.

Parking:

A block paved driveway leads down the side of the property to the rear shared parking area.

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 check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





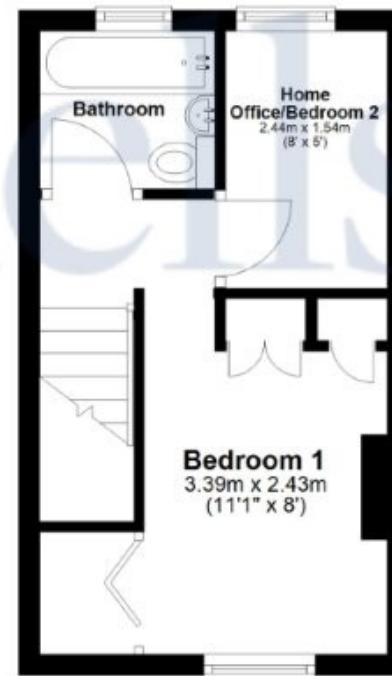
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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, 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. 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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Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.
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