



The Mixies, Stotfold, Hitchin, Hertfordshire. SG5 4LF

Satchells



3 Bedroom Semi-Detached House

Guide Price £380,000 Freehold

Situated in Stotfold, this well-presented chain free three-bedroom semi-detached home offers spacious and practical living.

The ground floor features a bright living/dining room extending over 24ft and a well-equipped kitchen with access to the rear. Upstairs comprises three bedrooms and a family bathroom. Further benefits include a detached garage, large patio area, ample parking and a convenient location close to local amenities and transport links, ideal for families or first-time buyers.

- Chain free
- Bright and airy hallway
- 24ft living/dining room
- Three bedrooms
- Dual aspect family bathroom
- Double glazing
- Attractive rear garden
- Detached garage
- Driveway for multiple cars
- Awaiting EPC. Council tax band C



Ground Floor

Front Door:

Double glazed composite front door.

Entrance Hall:

Stairs to first floor. Radiator. Double glazed window to front. Wood flooring.

Living/Dining Room:

Abt. 24' 0" x 10' 0" (7.32m x 3.05m) A generous 24 ft living/dining area with double glazed sliding doors leading to the rear garden. Double glazed window to front. Media point. Coved ceiling. Wood flooring.

Kitchen:

Abt. 13' 0" x 7' 1" (3.96m x 2.16m) A well-appointed kitchen comprising a good range of eye and base level units. Inset one and a half bowl sink unit. Built-in four ring gas hob, and oven with extractor hood over. Fridge/freezer and washing machine. Combi-boiler. Understairs cupboard. Radiator. Double glazed window to rear and door to side. Tiled flooring.

First Floor

Landing:

Loft access. Airing cupboard. Double glazed window to side. Carpet as fitted.

Bedroom One:

Abt. 11' 3" x 9' 5" (3.43m x 2.87m) Double glazed window to front. Three built in wardrobes. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 12' 9" x 8' 9" (3.89m x 2.67m) Double glazed window to rear. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 6' 1" x 7' 0" (1.85m x 2.13m) Double glazed window to front. Radiator. Media point. Coved ceiling. Carpet as fitted.

Bathroom:

Abt. 6' 1" x 7' 0" (1.85m x 2.13m) A dual aspect white suite comprising panelled bath with mixer taps and shower over. Pedestal wash hand basin, low level WC and bidet. Radiator. Shaver point. Laminate flooring.

Outside Garage

A brick built garage with an up and over door, power and light. Driveway in front.

Front Garden:

An oversized mature lawn frontage retained by hedgerow and shrubbery borders. Concrete driveway providing off road parking for multiple cars. Outside light.

Rear Garden:

An attractive landscaped garden with paved patio pathways around plant and shrub beds. Gated side access. Timber shed. Outside tap. Outside light. External sockets.

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: Mains supply
Electric: Mains supply
Drainage: Mains supply

Flood risk: TBC

Mobile/Phone: TBC - Further information can be found here:
<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: C

Council tax payable: TBC

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

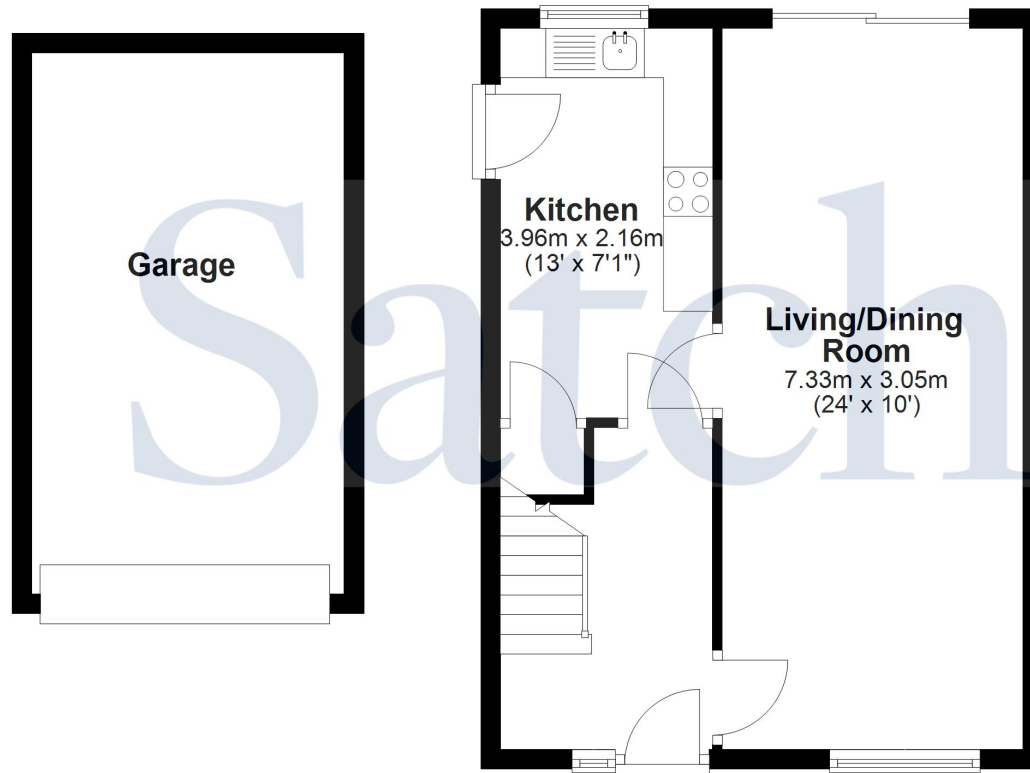




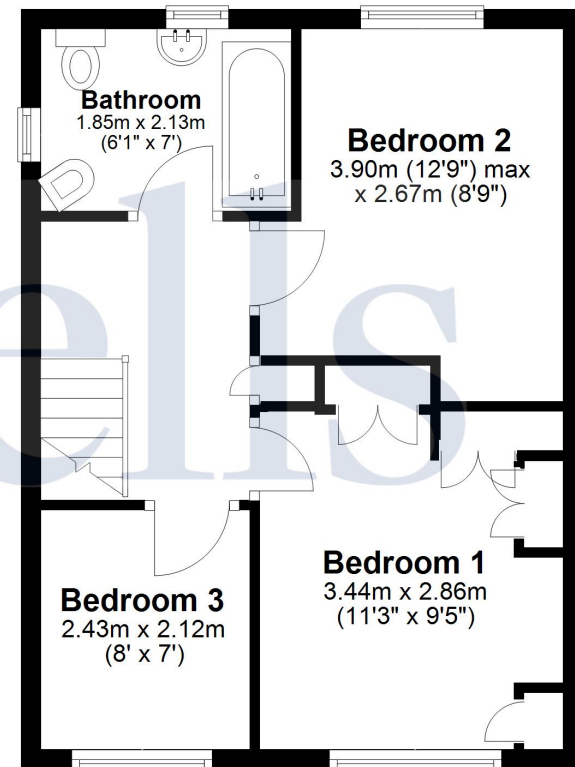
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property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



First Floor



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.