



Highbush Road, Stotfold, Hitchin, Hertfordshire. SG5 4JA





3 Bedroom Terraced House

Guide Price £340,000 Freehold

A beautifully presented three bedroom home that benefits from a superbly refitted kitchen, refitted bathroom and conservatory.

Located in a quiet residential area, this wonderful three bedroom family home has been upgraded and the accommodation comprises entrance hall, a good size lounge, a refitted kitchen with integrated appliances and conservatory to the ground floor, whilst to the first floor are three generous bedrooms and a refitted family bathroom. Externally is a good size rear garden, front garden and a block paved driveway to provide off road parking for two cars. Further benefits include gas central heating and double glazing. Must be viewed internally.

- A superb three bedroom family home
- Refitted kitchen with integrated appliances
- Refitted family bathroom
- Lounge with bay window
- Conservatory
- Front and rear gardens
- Driveway parking for two cars
- Gas central heating
- Double glazing
- EPC rating D. Council tax band B

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Carpet as fitted.

Living Room:

Abt. 15' 7" into bay x 11' 10" (4.75m x 3.61m) Double glazed bay window to front. Feature fireplace with inset electric fire. Radiator. Television point. Coved ceiling. Understairs cupboard. Carpet as fitted.

Kitchen:

Abt. 15' 1" x 9' 11" (4.60m x 3.02m) A superbly refitted kitchen comprising a comprehensive range of eye and base level units with ample worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Five pan induction hob with extractor over, built in electric oven and combi microwave. Integrated fridge/freezer and dishwasher. Cupboard housing gas boiler. Plumbing for automatic washing machine. LED plinth lighting. Double glazed French doors leading to the conservatory. Coved ceiling. Tiled flooring.

Conservatory:

Abt. 12' 0" x 8' 3" (3.66m x 2.51m) Of brick and upvc double glazed construction. Double glazed sliding patio doors to rear garden. Wall mounted electric radiator. Power and light. Laminate flooring.

First Floor

Landing:

Loft access. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt. 13' 1" x 12' 5" (3.99m x 3.78m) maximum measurements. Double glazed window to front. Radiator. Built in cupboard. Television point. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt. 12' 5" x 9' 11" (3.78m x 3.02m) maximum measurements. Double glazed window to rear. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 9' 4" x 8' 11" (2.84m x 2.72m) maximum measurements. Double glazed window to front. Radiator. Coved ceiling. Carpet as fitted.

Bathroom:

A refitted white suite comprising a 'P' shaped shower bath with shower over and glass shower screen, vanity unit with inset wash hand basin and low level wc. Fully tiled walls. Radiator. Double glazed window to rear. Tiled flooring.

Outside**Front Garden:**

A block paved driveway provides off road parking for two cars.

Rear Garden:

A good sized rear garden with a paved patio area. Established lawn. Gated side access. Large timber outhouse.

Agents Note:

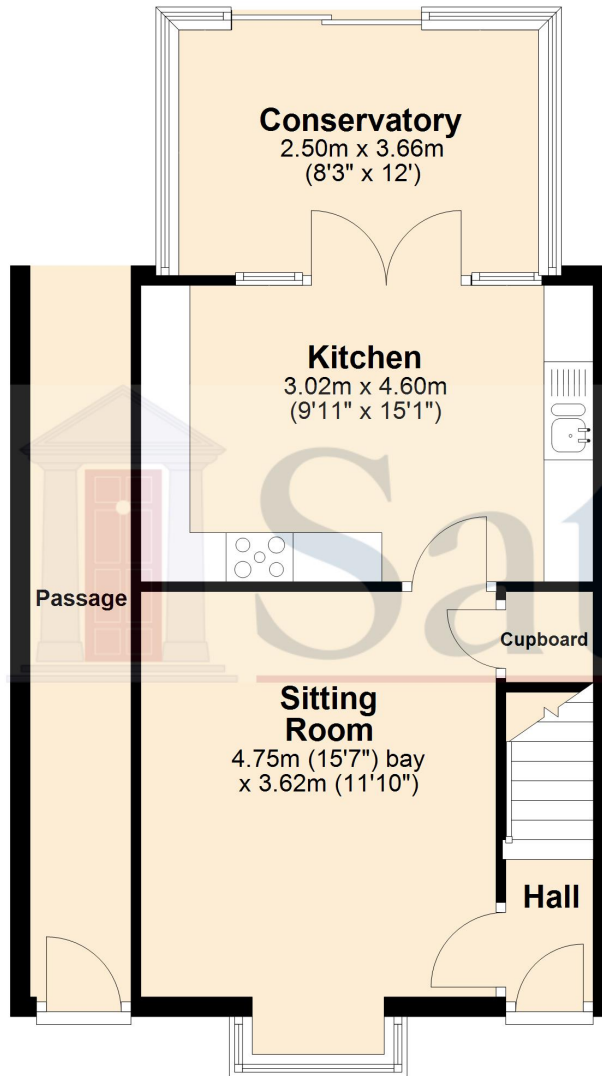
Draft particulars yet to be approved by the vendor and may be subject to change.



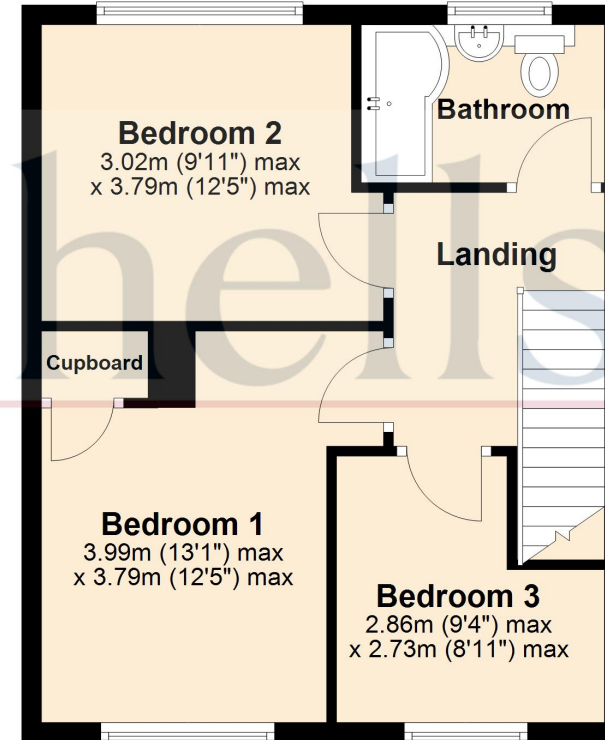


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Ground Floor



First Floor



For illustrative 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.