



104, Hitchin Road

Stotfold, Hitchin,
Bedfordshire, SG5 4HT

£400,000

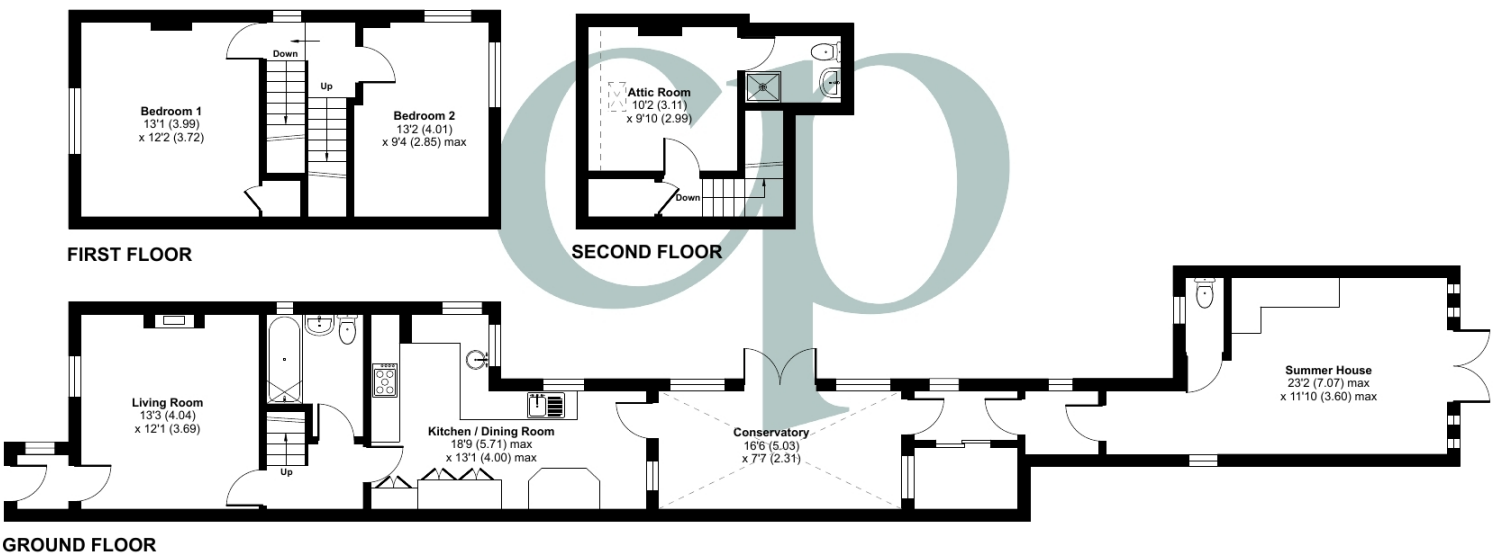
Approximate Area = 1482 sq ft / 137.6 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Total = 1490 sq ft / 138.3 sq m

For identification only - Not to scale



Denotes restricted
head height

Energy Efficiency Rating					
	Current	Potential			
Very energy efficient - lower running costs					
(92+)	80	45			
A					
(81-91)					
B					
(69-80)	45				
C					
(55-68)					
D	45				
(39-54)					
E					
(21-38)	45				
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). © nichecom 2024. Produced for Country Properties. REF: 1214646

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
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www.country-properties.co.uk

country
properties

This well presented home boasts a balanced blend of both period and modern features and needs to be seen to be fully appreciated. The property is deceptively spacious and has a sunny 65ft approx. West facing garden.

- Close by an open green, children’s play area, lower school and shops
- 23ft Summer House (currently used as a bar) with patio doors onto rear garden
- Large approx 65ft West facing rear garden
- Paved driveway provides off road parking for 1 car
- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)

INTERNAL

GROUND FLOOR

Front Porch Entrance

Carpet to floor. Single glazed window to side. Door into living room.

Living Room

13’ 3” x 12’ 1” (4.04m x 3.69m) Open fireplace with brick surround and hearth. Original sash windows to front. Wood effect flooring. Door entrance into a small hallway.

Hallway

Stairs rising to first floor.

Downstairs Bathroom

Fully tiled bathroom with obscure original single sash window to side. Bath with mixer tap, shower over and side shower screen. Vanity wash hand basin and low level WC unit. Heated towel rail.

Kitchen/ Dining Room

18’ 9” (max) x 13’ 1” (max) (5.71m max x 4.00m max) A range of wall and base units with worksurfaces over and matching black splashbacks. Butler style sink with swan neck mixer tap over. Double glazed window to side and rear. Built in storage with full length integrated fridge/freezer. Cuisinemaster range cooker with gas hob and extractor hood over. Integrated dishwasher. Built in wine rack. Cupboard housing a boiler. Wood effect flooring.

Dining area with kitchen island/ breakfast bar with base storage units. Base units with worksurfaces over and inset stainless steel sink and drainer unit with swan neck mixer tap over. Integrated washing machine and tumble dryer. Wood effect flooring. Door into conservatory and single double glazed window.

Conservatory

16’ 6” x 7’ 7” (5.03m x 2.31m) Original conservatory roof and double glazed windows. Electric radiator. Patio doors onto side garden. Stone effect tiled flooring.



Walk through hallway

Double sliding doors to large storage. Single glazed window. Door into summer house entrance hall with coat and shoe storage space. Concrete flooring and door into summer house.

Summer House

23’ 2” (max) x 11’ 10” (max) (7.07m max x 3.60m max) Double glazed window to side. Patio doors onto rear garden. Single glazed window. Integrated fridge/freezer and wine cooler. Built in woodwork surfaces with tap. Wood effect flooring. Separate WC with combined two in one sink and toilet unit.

FIRST FLOOR

Landing

Original single glazed sash window. Doors to room one and two.

Bedroom One

13’ 1” x 12’ 2” (3.99m x 3.71m) Master bedroom with feature fireplace. Double sash window to front. A range of built in wardrobes, matching overbed units, built in storage cupboards with rails and dressing table with drawers units. Radiator.

Second landing

Radiator. Stairs rising to second floor.

Bedroom Two

13’ 2” x 9’ 4” (max) (4.01m x 2.85m max) Feature fireplace. Original sash windows to rear and side. Single radiator.

SECOND FLOOR

Second Floor Landing

Storage cupboard with rails.

Attic Room

10’ 2” x 9’ 10” (3.10m x 3.00m) Skylight window. Single radiator. Door to En Suite.

En Suite

Single walk in shower. Combined two in one sink and toilet unit. Storage cupboard to side.

OUTSIDE

Front Garden

Paved front garden with low brick retaining wall and space for parking.

Rear Garden

Large rear garden laid mainly to artificial lawn. Patio area with low brick wall surround. External power point. Grassed area to the back of the garden. Enclosed by fencing.

Agents Note:

The image that denotes the plot outline is indicative and should not be relied upon to provide an accurate boundary outline or measurements.

We understand that the property has been extended both by the current and previous owners. We would suggest that any buyer make enquiries with their legal representative to ascertain if consents were obtained or that the opportunity for enforcement has long since expired.

