



Common Road

Stotfold, Hitchin,
Bedfordshire, SG5 4BX
£250,000

country
properties

Offered with no upward chain, make your mark on this 1/2 bedroom cottage set in the popular town of Stotfold with excellent commuter links onto the A1(M) and mainline station at nearby Arlesey.

- Westerly facing rear garden
- Open fireplace to living room
- Useful outbuilding with plumbing, power and light
- Outbuilding could be converted to workspace subject to any necessary consents
- Excellent commuter access into London via Arlesey mainline station (St Pancras in 38 mins)
- Countryside walks on your doorstep

GROUND FLOOR

Living Room

12' 0" x 11' 11" (3.66m x 3.63m)

Double glazed window to front. Feature open fireplace with brick surround and quarry tiled hearth. Opening into Dining area.

Dining Area

8' 11" x 8' 2" (2.72m x 2.49m)

Double glazed window to rear. Radiator. Under-stairs storage cupboard. Door into kitchen.

Kitchen

7' 11" x 6' 2" (2.41m x 1.88m)

A range of wall and base units with roll edge work-surfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Space for fridge and freezer. Stairs raising to first floor. Double glazed window to side. Obscure double glazed door to rear garden.



FIRST FLOOR

Landing

Loft access. Doors into bed 1 and 2.

Bedroom 1

12' 0" x 11' 10" (3.66m x 3.61m)
Double glazed window to front.
Built in wardrobes with overhead storage. Radiator.

Bedroom 2

8' 11" x 8' 2" (2.72m x 2.49m)
Double glazed window to rear.
Radiator.

Bathroom

(Accessed via Bedroom 2) 4 piece suite comprising panel enclosed bath. Wash hand basin. LLWC. Shower cubicle. Tiled splash-backs. Radiator.

Rear Garden

Paved courtyard with pedestrian access to neighbouring properties. Door to brick outbuilding/s. Paved pathway leading to rear garden. Westerly facing, laid mainly to lawn with flower and shrub borders.

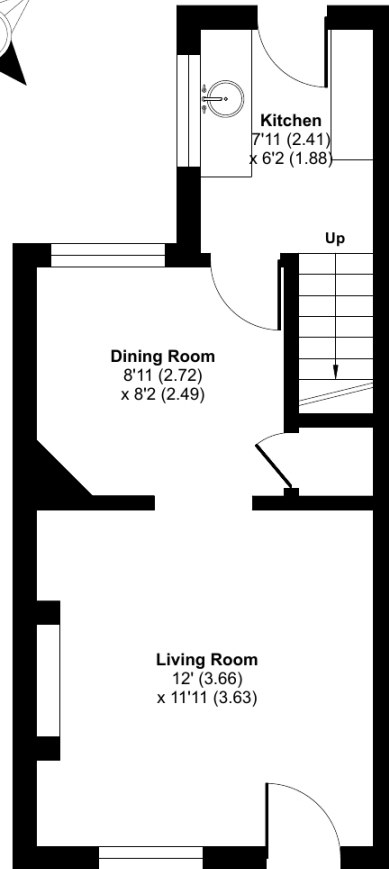
Brick outbuilding

Vaulted ceiling. Plumbing, power and light. Further WC to side and storage area to rear.

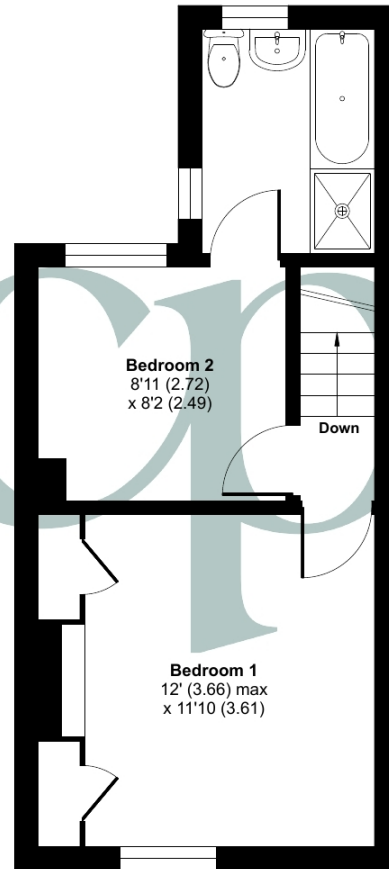


Approximate Area = 600 sq ft / 55.7 sq m
 Outbuilding = 118 sq ft / 10.9 sq m
 Total = 718 sq ft / 66.6 sq m

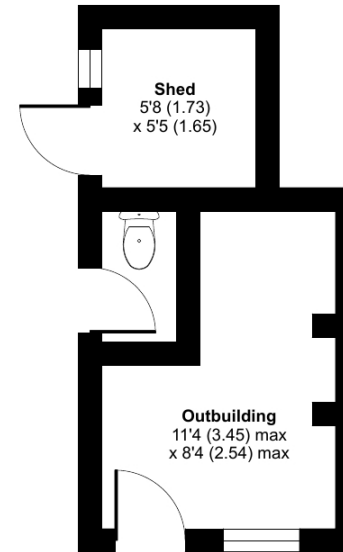
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1121468

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

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