



34 Brook Street, Stotfold, Hitchin, Hertfordshire. SG5 4LA





3 Bedroom End of Terrace House

Guide Price £350,000 Freehold

What a superb property! This character home oozes charm and is totally individual in style making it a unique opportunity!

Internally the accommodation is well presented throughout and has the benefit of natural light flooding in through the southerly aspect windows. The accommodation begins on the ground floor with an entrance porch, cloakroom, a dining room with exposed wooden floorboards, a well-appointed kitchen and cosy lounge with double doors leading to the garden. In addition there is a large principal bedroom and bathroom located on the ground floor. To the first floor there are two further bedrooms. Outside the south facing garden is private and low maintenance and provides an excellent area to unwind. There is also a driveway that provides off road parking for two cars.

- Charming cottage
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Ground floor bathroom
- Southerly facing garden
- Ground floor cloakroom
- Off road parking
- Must be viewed
- EPC rating D. Council tax band C

Ground Floor

Front Door:

Double glazed front door.

Entrance:

Double glazed window to side. Tiled flooring. Doors to cloakroom and dining room.

Cloakroom:

A white suite comprising a vanity unit with inset wash hand basin and low level WC. Double glazed window to side. Half tiled walls. Heated towel rail. Tiled flooring.

Dining Room:

Abt. 13' 0" x 9' 9" (3.96m x 2.97m) Double glazed window to side. Radiator. Stained floorboards.

Kitchen:

Abt. 12' 8" x 8' 1" (3.86m x 2.46m) A well-appointed kitchen comprising a good range of eye and base level units with ample solid wood worktops. Butler sink. Built in four ring gas hob, electric oven and extractor hood. Plumbing for automatic washing machine and dish washer. Space for fridge/freezer. Tiled splashback area. Double glazed window to side. Tiled flooring. Stairs to first floor.

Lounge:

Abt. 11' 7" x 9' 8" (3.53m x 2.95m) Double glazed French doors leading out to the garden. Television point. Radiator. Laminate flooring. Door to inner hallway.

Inner Hall:

Inset ceiling lights. Laminate flooring.

Bedroom One:

Abt. 15' 7" x 10' 2" (4.75m x 3.10m) Double glazed window to side. Inset ceiling lights. Radiator. Laminate flooring.

Lobby:

Storage cupboard. Laminate flooring. Door to bathroom.

Bathroom:

A white suite comprising a panelled bath with central mixer tap and rainfall shower, vanity unit with counter top wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Double glazed window. Carpet as fitted.

First Floor

Landing:

Over stairs storage cupboard. Access to a boarded loft space that also houses the gas boiler.

Bedroom Two:

Abt. 12' 10" x 10' 1" (3.91m x 3.07m) Double glazed window to side. Radiator. Stained floorboards.

Bedroom Three:

Abt. 9' 9" x 9' 4" (2.97m x 2.84m) Double glazed window to side. Radiator. Stained floorboards.

**Outside
Garden:**

A low maintenance southerly facing garden that has recently been re-patioed. Timber shed to remain. Gated access. Outside tap.

Driveway:

A block paved driveway provides off road parking for 2 cars.

Agents Note:

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

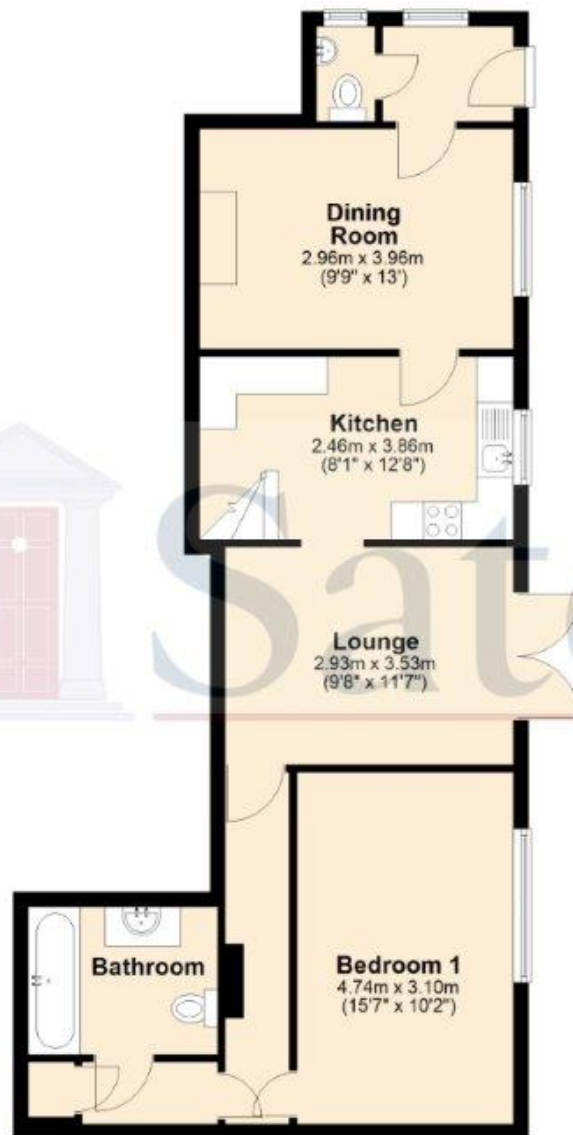




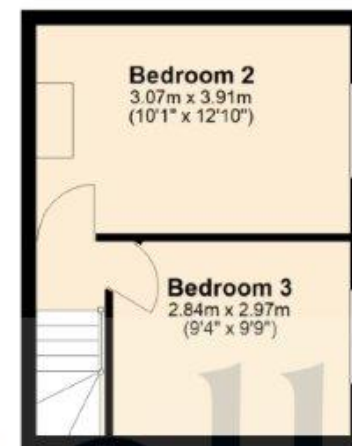
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Ground Floor



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.