



Brook Street

Stotfold, Hitchin,
Bedfordshire, SG5 4LA
£350,000

country
properties

Viewing is essential to appreciate the feel from this idyllic 2 bedroom cottage with a generous private garden, 1 private off road parking space and character features throughout. Located in the heart of Stotfold, the property is within walking distance to the towns local amenities and well regarded schools.

- Character and charm with original features
- Private rear garden
- Within walking distance to local amenities
- Private off-road parking space
- Great travel links including access to A1(M) and Arlesey station with direct links to London St Pancras in approximately 40 minutes

INTERNAL

GROUND FLOOR

Entrance Hall

Spacious entrance hall currently used as Study space. Window to front aspect. Wood effect flooring. Radiator. Doors to Living room and Bathroom.

Living Room

18' 4" (to bay) x 11' 0" (max) (5.60m to bay x 3.35m max) Bay window to front aspect. Wood effect flooring. Feature brick open fireplace. Understairs storage cupboard. Door to Kitchen.

Kitchen

11' 0" x 10' 11" (3.35m x 3.33m) A range of wall and base units with worksurfaces over. Inset stainless steal sink and drainer with swan neck mixer tap over. Freestanding gas oven and hob with stainless steal extractor hood over. Tiled splashbacks. Space for fridge to remain. Space and plumbing for washing machine. Wood effect flooring. Combination boiler housed in the kitchen cupboard. Window to rear aspect. Patio door onto rear garden. Stairs rising to first floor.



Bathroom

Bathroom suite comprising wash hand basin with vanity unit, low level WC and bath tub with shower over. Tiled splashbacks. Wood effect flooring. Radiator. Window to rear aspect.

FIRST FLOOR

Landing

Velux window. Fitted carpet. Doors to Bedroom One and Two.

Bedroom One

11' 0" (max) x 11' 0" (3.35m max x 3.35m) Window to front aspect. Wood effect flooring. A range of built in wardrobes. Radiator.

Bedroom Two

8' 3" x 7' 0" (2.51m x 2.14m) Window to rear aspect. Radiator. Loft hatch.

OUTSIDE

Rear Garden

Rear garden mainly laid to lawn, with flower beds, shrubs and mature tree. Paved area. External lights, water tap and power point. Store with power, housing a tumble dryer and fridge/freezer. Paved path to rear gate. Side access to parking space. Garden shed. Gravel area to rear with vegetable beds and Green house. Steps to further patio area.

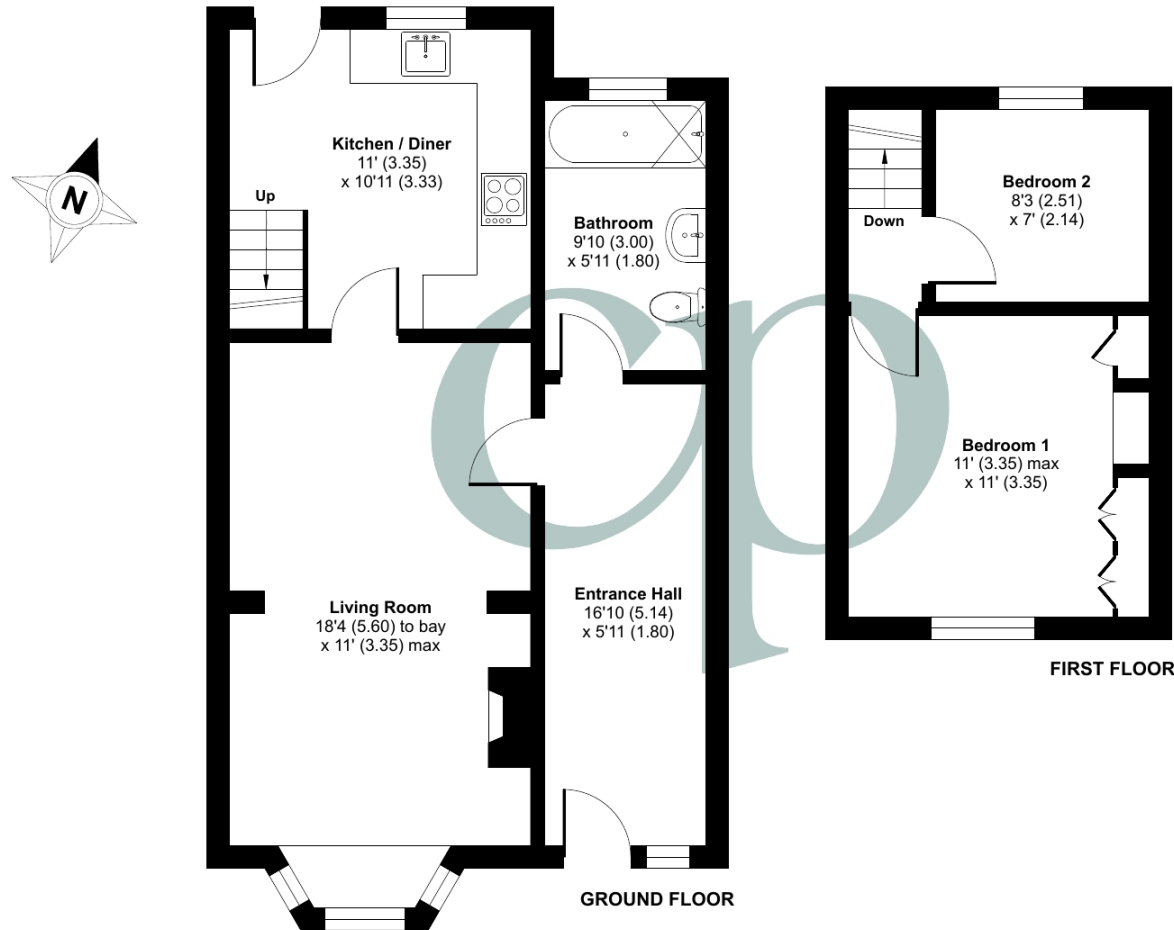
Parking

Private car port with off road parking space for one car to rear of the property.



Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1283984

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

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

country
properties