



The Gardens, Stotfold, Hitchin, Hertfordshire. SG5 4HD





3 Bedroom Detached Bungalow

Guide Price £450,000 Freehold

A detached three bedroom bungalow located in a pleasant cul-de-sac, with benefits such as a south facing rear garden, off road parking and an oversized garage.

Internally the spacious accommodation comprises entrance hall, a large 'L' shaped living room, well-appointed kitchen, two double bedrooms, further single bedroom/home office and a refitted shower room. Externally is a south facing rear garden with a patio area overlooking Pix Brook, front garden, driveway for two cars and a garage. Further benefits include gas central heating and double glazing. Early viewing is strongly advised.



- Detached bungalow
- Light and airy living room
- Well-appointed kitchen
- Two double bedrooms
- Bedroom three/home office
- Refitted shower room
- South facing rear garden
- Oversized garage and driveway
- Cul-de-sac location
- Awaiting EPC. Council tax band D

Ground Floor

Front Door:

Double glazed composite front door with double glazed flank window.

Entrance Hall:

Loft access. Dado rail. Radiator. Coved ceiling. Telephone point. Cupboard housing boiler and hot water tank. Carpet as fitted.

Living Room:

Abt. 20' 4" x 15' 2" (6.20m x 4.62m) A light and airy 'L' shaped living room with double glazed French doors leading to the rear garden. Dado rail. Television point. Two radiators. Coved ceiling. Carpet as fitted.

Kitchen:

Abt. 10' 1" x 8' 10" (3.07m x 2.69m) A well appointed kitchen comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel sink unit. Built in four ring gas hob, eye level double electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Fold down breakfast bar. Tiled splashback area. Double glazed window to side. Door to side porch. Radiator. Tiled flooring.

Bedroom One:

Abt. 12' 8" x 8' 11" (3.86m x 2.72m) Double glazed window to front. A range of fitted wardrobes. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt. 11' 2" x 9' 8" (3.40m x 2.95m) Double glazed window to front. A range of fitted furniture. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Three/Home Office:

Abt. 8' 11" x 7' 10" (2.72m x 2.39m) Double glazed window to side. Radiator. Carpet as fitted.

Shower Room:

A refitted shower room with large walk in shower and glass screen, vanity unit with inset wash hand basin and low level wc. Double glazed window to side. Extractor fan. Radiator. Inset ceiling lights. Fully tiled walls and flooring.

Outside

Front Garden:

A driveway for up to two cars leads to the garage. Decorative stone.

Rear Garden:

An established rear garden with paved patio area leading to a mature lawn. Variety of plants and shrubs. Timber shed to remain. Outside light.

Garage:

Abt. 16' 1" x 11' 8" (4.90m x 3.56m) An attached oversized garage with up and over door, power and light. A personal door leads to the rear garden.

Additional Information**Agents Note:**

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

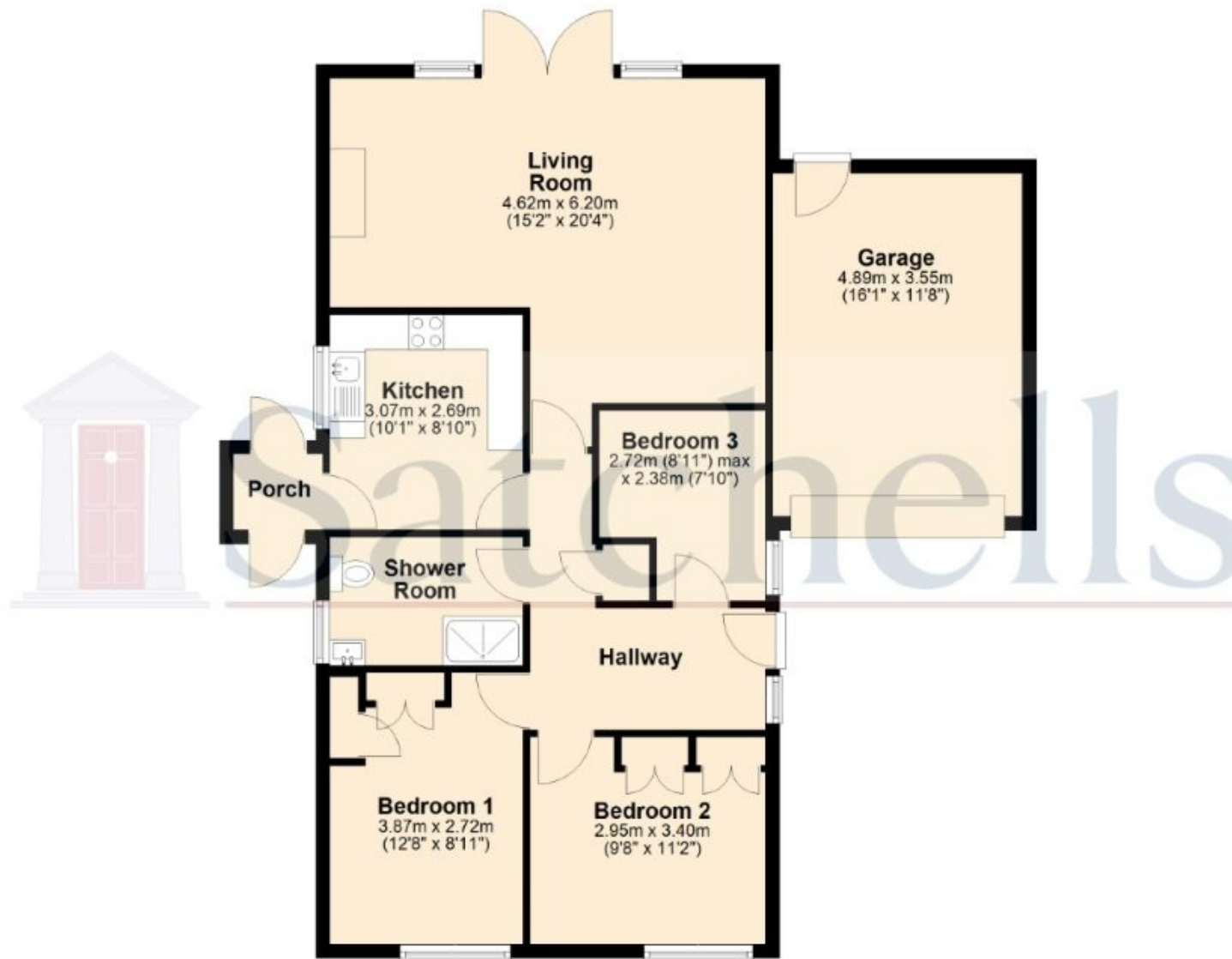




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.