



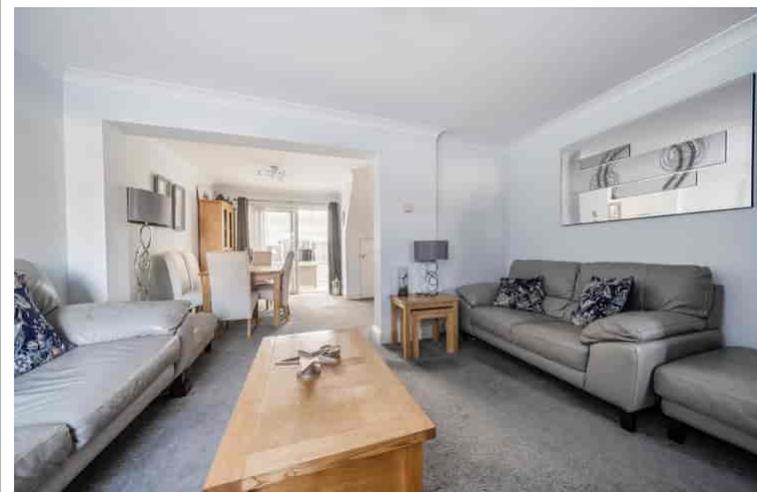
# Church Road

Stotfold, Hitchin,  
Bedfordshire, SG5 4NE  
**£465,000**

country  
properties

This beautifully presented three-bedroom detached family home has been well maintained by the current owner, offering a practical and spacious layout throughout. The ground floor comprises a lounge leading through to a separate dining room, kitchen and utility area, with access to the garage, and a conservatory featuring underfloor heating. Upstairs, there are three bedrooms, including a master bedroom with en-suite. Externally, the property benefits from a well-maintained garden with a pergola, along with a driveway providing off-road parking for up to three vehicles. Located in the popular town of Stotfold, just a short walk from local amenities, schools and countryside walks.

- Master bedroom with built in wardrobes and en-suite
- 14ft Conservatory with underfloor heating
- Countryside walks on your doorstep leading to Stotfold 'working' watermill with scenic riverside/countryside walks
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- En-suite shower refitted in 2025
- Paved driveway providing off-road parking for three vehicles, plus a garage with power and light
- Well positioned for local amenities including schools, shops, GP surgery and Church.



## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood-effect vinyl flooring. Doors to Living room and Cloakroom. Radiator.

#### Cloakroom

Vanity wash hand basin and low-level WC. Wood-effect vinyl flooring. Heated towel rail. Double glazed window to side aspect.

#### Living Room

14' 0" x 11' 1" (4.26m x 3.37m) Double glazed window to the front aspect. Fitted carpet. Radiator. Archway through to the dining room.

#### Dining Room

14' 10" x 10' 8" (4.52m x 3.26m) Carpeted stairs rising to the first floor with understairs storage cupboard. Radiator. Door to Kitchen and sliding doors into the Conservatory.

#### Kitchen

10' 9" x 8' 1" (3.27m x 2.47m) A range of wall and base units with worksurfaces over. Inset one and a half bowl stainless steel sink and drainer unit with swan-neck mixer tap over. Integrated eye-level Neff electric oven and microwave. Inset induction hob with stainless steel extractor fan over and glass splashback. Integrated fridge/freezer and dishwasher. Radiator. Wood-effect vinyl flooring. Door to utility room. Double glazed window to rear aspect.

#### Utility Room

8' 2" x 5' 2" (2.50m x 1.58m) A range of wall and base units with worksurfaces over. Inset stainless steel sink unit with swan-neck mixer tap over. Tiled splashbacks. Wall-mounted boiler, serviced annually. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Door into Garage.

#### Conservatory

14' 6" x 8' 8" (4.41m x 2.64m) uPVC on brick base. Tiled flooring with underfloor heating. Radiator. Double glazed windows and double glazed patio doors leading to the rear garden.



## FIRST FLOOR

### Landing

Double glazed window to rear aspect mid staircase. Doors to all Bedrooms and Bathroom.

### Bedroom One

13' 11" max x 11' 11" max (4.24m max x 3.62m max) Double glazed window to front aspect. Fitted carpet. Built-in wardrobes with sliding doors. Radiator. Loft hatch. Door to en-suite.

### En-Suite

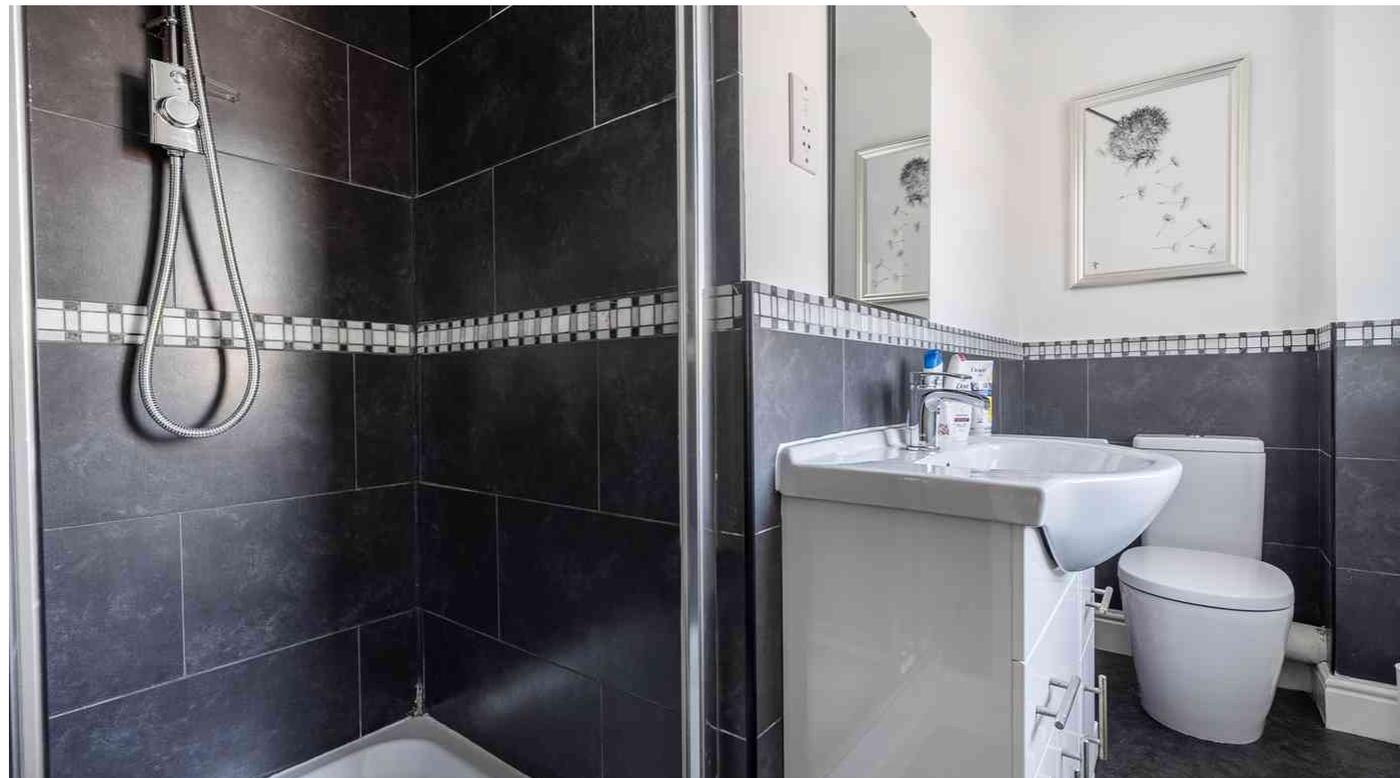
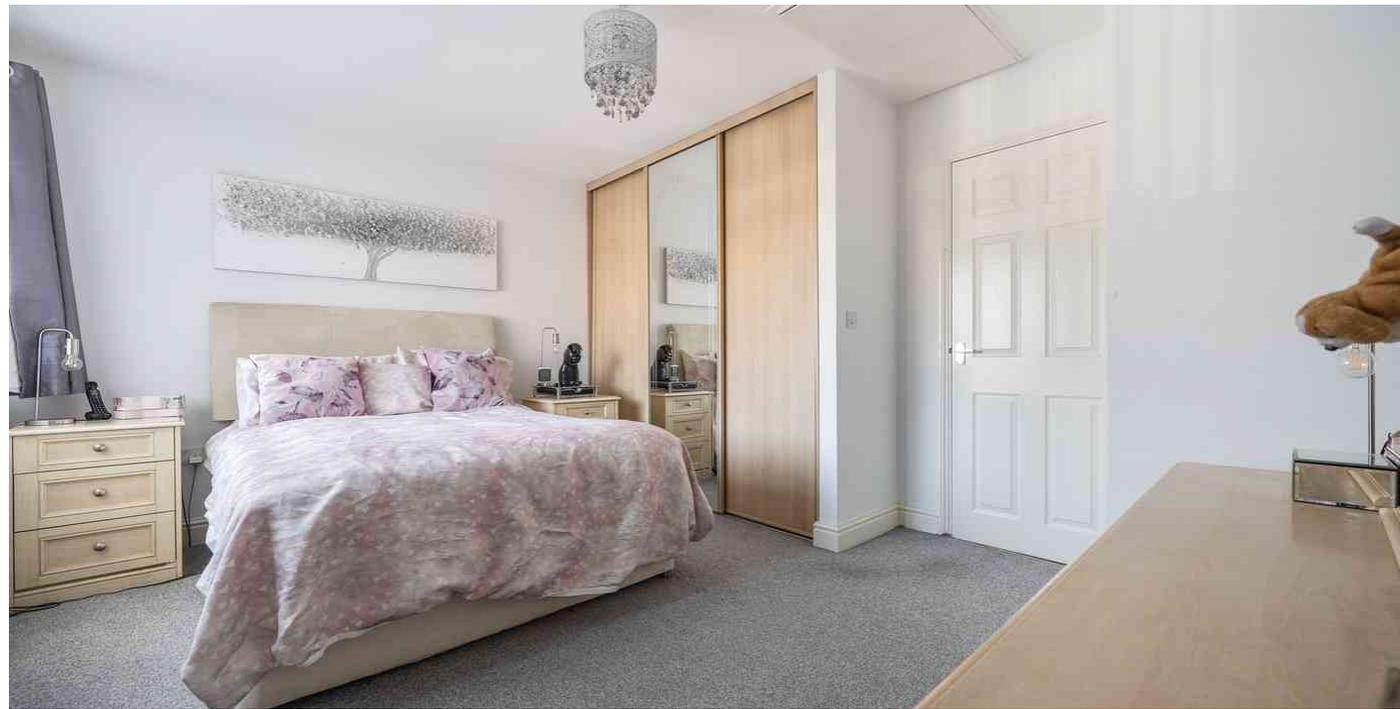
Suite comprising vanity wash hand basin, low-level WC, and fully tiled single shower cubicle, refitted in 2025. Heated towel rail. Part-tiled walls. Vinyl flooring. Extractor fan. Shaver point. Double glazed window to front aspect.

### Bedroom Two

10' 2" x 8' 3" (3.09m x 2.52m) Double glazed window to rear aspect. Fitted carpet. Radiator.

### Bedroom Three

10' 2" x 8' 2" (3.09m x 2.50m) Double glazed window to rear aspect. Fitted carpet. Radiator.



## Bathroom

Bathroom suite comprising vanity wash hand basin, low-level WC and bath tub with shower over. Heated towel rail. Part-tiled walls. Vinyl flooring. Airing cupboard. Extractor fan. Shaver point. Obscure double glazed window to side aspect.

## OUTSIDE

### Rear Garden

Well-maintained rear garden, mainly laid to artificial lawn with a paved patio area. Wooden pergola. Flower beds and trellises. External water tap. External power points. Garden shed with power.

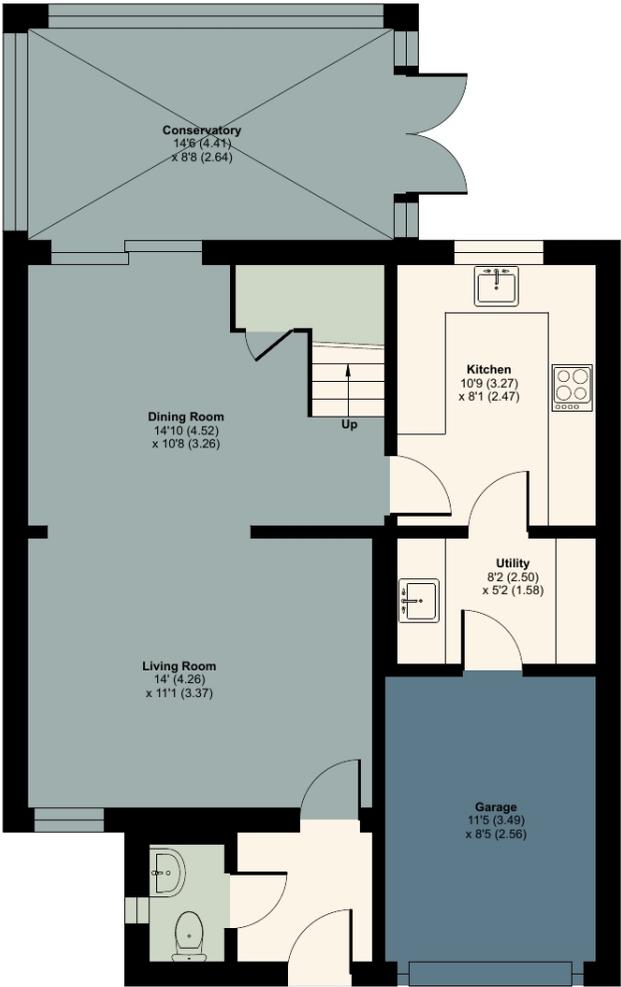
### Garage and Driveway

Integral single garage with up and over door, power and light. Block paved driveway providing off road parking for up to three vehicles. External water tap. Decorative pebbles and flower and shrubs borders. Gated side access to rear garden.

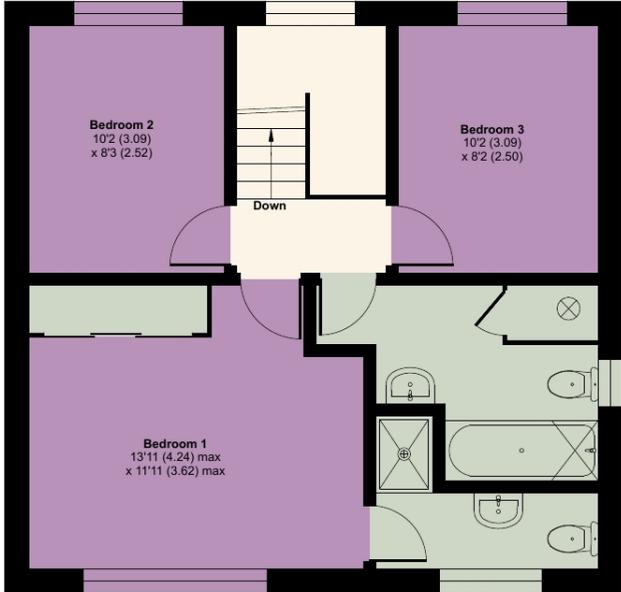




Approximate Area = 1175 sq ft / 109.1 sq m  
 Garage = 100 sq ft / 9.2 sq m  
 Total = 1275 sq ft / 118.3 sq m  
 For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Country Properties. REF: 1432067



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Viewing by appointment only

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