



Hitchin Road, Stotfold, Hitchin, Hertfordshire. SG5 4HT

Satchells



3 Bedroom Detached House

Guide Price £500,000 Freehold

An extended 1930's style detached three bedroom family home with a rear garden that measures approximately 200ft.

Internally the accommodation comprises entrance hallway, cloakroom, dining room with bay window and feature fireplace, an extended living room with feature open fireplace and patio doors opening out to rear garden and a well appointed, extended kitchen to the ground floor. Upstairs are three bedrooms, two with fitted wardrobes, and a family bathroom. To the front of the property there is a block paved driveway providing ample off road parking with double gates leading to the detached brick built garage.

- Traditional detached family home
- Impressive 200ft rear garden
- Three bedrooms
- Extended living room
- Separate dining room
- Extended kitchen
- Block paved driveway
- Detached garage
- Must be viewed
- Awaiting EPC. Council tax band D

Ground Floor:

Entrance:

Composite double glazed front door leading to:

Hallway:

Dado rail. Stairs to first floor with cupboard under. Double radiator. Cloaks cupboard. Coved ceiling. Carpet as fitted.

Cloakroom:

Wash hand basin and low level WC. Tiled splash backs. Window to side. Ceramic tiled flooring.

Dining Room:

Abt. 14' 1" x 12' 0" (4.29m x 3.66m) Double glazed bay window to front. Radiator. Feature fireplace with inset coal effect living flame gas fire, tiled surround and hearth. Coved ceiling. Carpet as fitted.

Living Room:

Abt. 20' 9" x 11' 4" (6.32m x 3.45m) An extended living room with double glazed sliding patio doors leading to the rear garden. Feature stained glass window to side. Double radiator. Feature open fireplace with tiled hearth. Coved ceiling. Wall lights. Television point. Carpet as fitted.

Kitchen:

Abt. 16' 8" x 7' 0" (5.08m x 2.13m) A well-appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Ceramic single drainer one and a half bowl sink unit. Built-in ceramic hob, double electric oven and extractor hood. Plumbing for washing machine and dishwasher. Integrated fridge. Breakfast bar. Tiled splash backs. Dual aspect double glazed windows to side and rear. Double glazed door to side. Radiator. Ceramic tiled flooring.

First Floor:

Landing:

Access to a boarded loft space via a retractable ladder. Double glazed window to side. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt. 14' 3" x 11' 4" (4.34m x 3.45m) Double glazed bay window to front. Radiator. A range of fitted wardrobes. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt. 11' 10" x 11' 1" (3.61m x 3.38m) Double glazed window to rear. A range of fitted wardrobes. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 7' 8" x 7' 0" (2.34m x 2.13m) Double glazed window to front. Radiator. Coved ceiling. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, electric shower over and glass shower screen. Pedestal wash hand basin and low level WC. Dual aspect double glazed windows to side and rear. Heated towel rail. Cupboard housing gas boiler. Ceramic tiled flooring.

Outside:

Front Garden:

Block paved driveway providing ample off road parking with double gates leading to garage. Various plants and shrubs. Retaining brick wall.

Rear Garden:

An established rear garden measuring approximately 200ft in length. Mainly laid to lawn with various trees, flower and shrub borders. Paved patio area. Outside lighting.

Garage:

Abt. 17' 5" x 8' 7" (5.31m x 2.62m) A detached brick built garage with folding wooden doors. Power and light.

Additional Information:
Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply
Electric: Mains supply
Gas: Mains supply
Drainage: Mains supply
Flood risk: Not flooded in last 5 years
Mobile/Phone: Good - Further information can be found here: <https://checker.ofcom.org.uk/en-gb/>
Tenure: Freehold
Council Tax Band: Band D
Council tax payable: £2,492.19

For further material information please contact the office marketing this property.

Anti-Money Laundering:

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

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

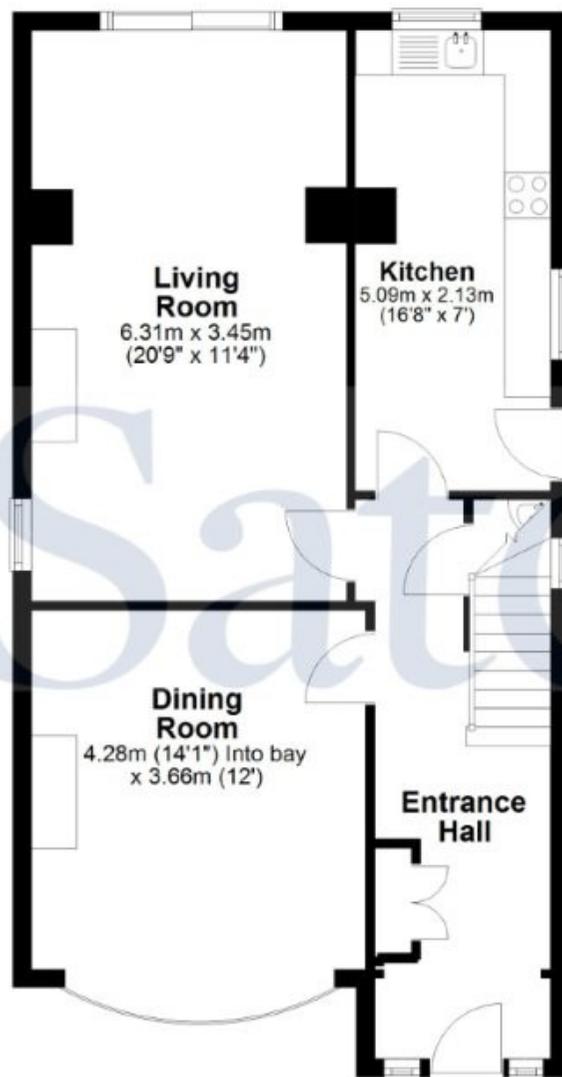




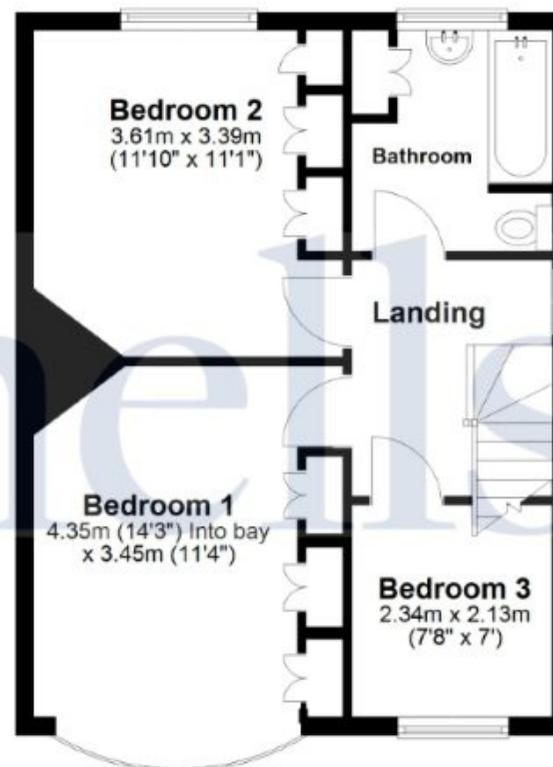
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.