



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

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3 Bedroom Semi-Detached House

Guide Price £440,000 Freehold

Situated close to the Heart of Stotfold is this two bedroom cottage that has been updated throughout. The property further benefits from a detached one bedroom annexe to the rear, double garage, driveway for several cars and wrap around garden.

The immaculate accommodation comprises spacious living/dining room with wood burning stove, upgraded kitchen and family bathroom to the ground floor, whilst to the first floor are two double bedrooms with one offering built-in wardrobes. To the rear of the property is a detached one bedroom annexe, ideal for older children or multi-generational families, with shower room. Externally to the front there is driveway parking for at least three cars and a double garage with development potential (subject to consents/necessary approvals), whilst to the rear is a sizeable wrap around garden. An internal viewing is strongly advised.



- Two bedroom cottage
- One bedroom annexe to rear
- Principal suite with built-in wardrobes
- Spacious living/dining room
- Upgraded kitchen
- Fitted family bathroom
- Immaculate throughout
- Large wrap around garden
- Double garage and driveway
- EPC rating D. Council tax band C

Ground Floor:**Living/Dining Room:**

Abt. 21' 4" x 12' 6" (6.50m x 3.81m) maximum measurements. A bright space with feature fireplace housing wood burning stove with slate hearth that leads to dining area. Double glazed multi-pane tilt and turn window with fitted shutter to front and double glazed window to side. Two vertical radiators. Wood effect flooring. Stairs leading to first floor.

Kitchen:

Abt. 7' 9" x 11' 3" (2.36m x 3.43m) A recently upgraded kitchen that offers a range of eye and base level units with roll-edged work surfaces. Space for washing machine and fridge freezer. Space for gas range cooker with glass splash back and extractor over. Inset single ceramic sink with drainer and swan neck mixer tap. Wall mounted gas boiler. Double glazed windows to side and rear. Double glazed window to rear garden. Wood effect flooring.

Bathroom:

A white three piece suite comprising 'P' shaped panel bath with shower attachment over and glass shower screen, hand wash basin with vanity under and low level WC. Heated towel rail. Fully tiled walls. Extractor fan. Double glazed window to rear.

First Floor:**Bedroom One:**

Abt. 11' 11" x 12' 6" (3.63m x 3.81m) A double bedroom offering built-in wardrobes with mirrored sliding doors. Double glazed multi-pane tilt and turn window to front with shutters. Vertical radiator. Wood effect flooring.

Bedroom Two:

Abt. 8' 1" x 9' 7" (2.46m x 2.92m) A double bedroom with double glazed tilt and turn window to rear. Vertical radiator. Wood effect flooring.

Outside:**Front Garden:**

A large frontage with paved area covered by partial hedge screening and borders housing shrubs. Driveway offering parking for three cars and access to double garage.

Rear Garden:

A deceptively spacious garden that wraps from the rear to the side of the property. The space is mainly laid to lawn with some borders housing flowers and shrubs. The side garden is accessed through a paved pathway. Gated access to front.

Double Garage:

Abt. 17' 0" x 20' 4" (5.18m x 6.20m)

Annexe:**Living Space/Bedroom:**

Abt. 11' 3" x 11' 3" (3.43m x 3.43m) An airy space with shower room. Worktop area with space for fridge. Double glazed patio doors to garden with extending canopy. Radiator. Fully boarded loft space with access via drop down ladder. Radiator. Carpet as fitted.

Shower Room:

A three piece suite comprising fully tiled shower cubicle, hand wash basin and low level WC. Extractor fan. Two double glazed windows to rear.

Additional Information:**Agents Note:**

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

Anti-Money Laundering (AML):

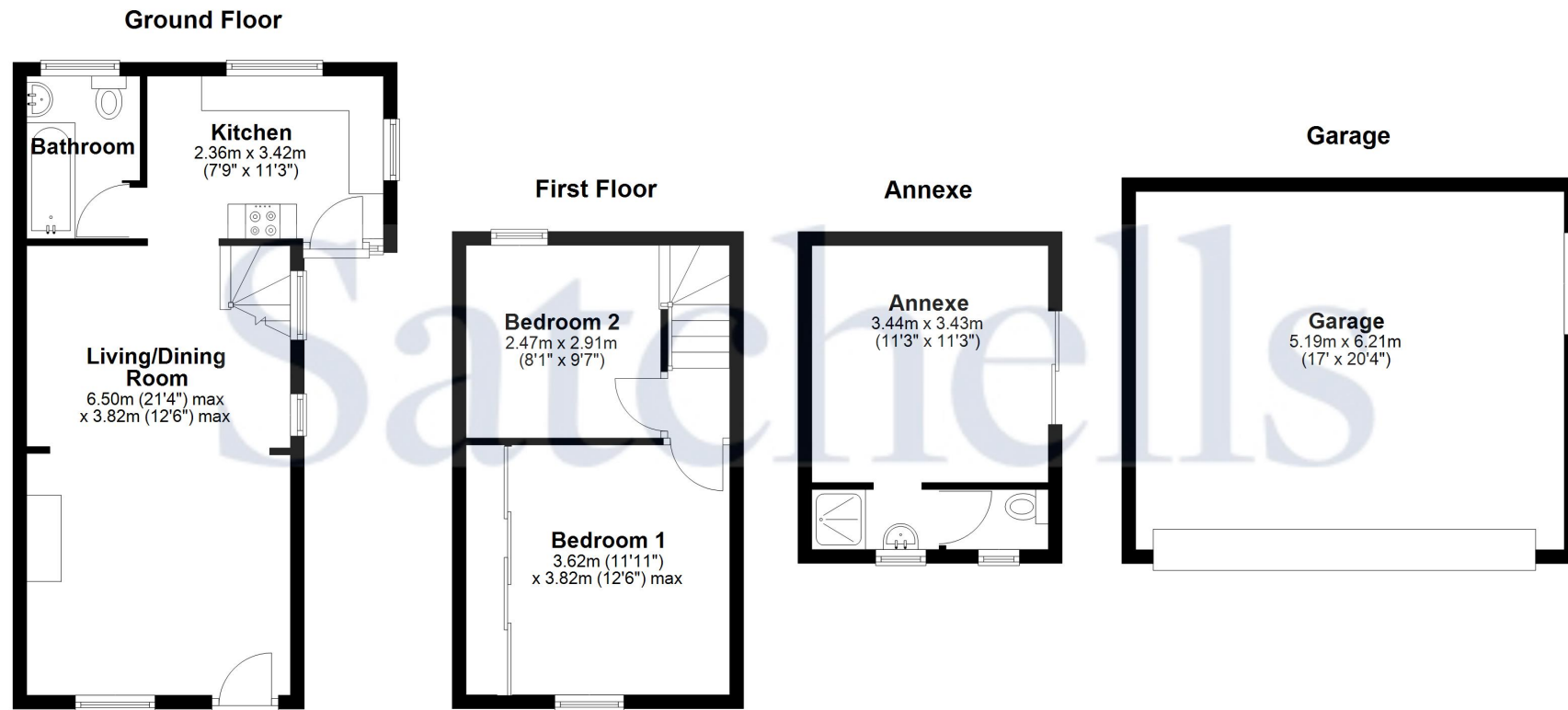
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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





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For illustrative 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.