



# Harebell Avenue

Stotfold,  
Bedfordshire, SG5 4QZ  
£400,000

country  
properties

An immaculately presented three-bedroom semi-detached home situated on the popular Greenacres development, within walking distance of local schools and amenities. The property benefits from a bright and airy lounge/diner, a modern fitted kitchen, and well-proportioned bedrooms. Externally, the home features a beautifully landscaped rear garden, a garage and driveway providing off-street parking for up to three vehicles.

- Excellent condition with newly fitted carpets on ground floor and stairs – Just move in!
- Walking distance to well regarded local schools and amenities
- Master bedroom with En Suite
- Garage and off road parking
- Easy access to A1 (M) and Arlesey/Letchworth mainline train stations with direct links to London St Pancras
- Redecorated throughout

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Fitted entrance door mat. Newly fitted carpet. Doors to Kitchen/Breakfast room, Living / Dining room and Cloakroom. Radiator. Carpeted stairs rising to first floor.

#### Kitchen/ Breakfast Room

11' 1" x 8' 7" (3.37m x 2.61m) A range of wall and base units with worksurfaces over with upstands. Inset stainless steel one and half bowl sink and drainer unit with mixer tap over. Integrated oven and grill and inset gas hob with glass splashback and stainless steel extractor fan over. Integrated dishwasher, fridge/freezer and washing machine. Cupboard housing a combination boiler, serviced annually. Tiled flooring. Radiator. Double glazed window to front aspect.

#### Living Room

16' 0" max x 14' 3" max (4.88m max x 4.34m max) Spacious Living/Dining room with newly fitted carpet. Double glazed French patio door onto rear garden and double glazed windows to rear and side aspect. Door to understairs storage cupboard. Radiator.

#### Cloakroom

Pedestal wash hand basin with tiled splashback and low level WC. Wall mounted cabinet. Tiled flooring. Radiator.



## FIRST FLOOR

### Landing

Doors to all bedrooms and main bathroom. Storage cupboard with shelving. Loft access.

### Bedroom One

11' 1" x 9' 4" (3.37m x 2.84m) Master bedroom with double glazed window to front aspect. Fitted carpet. One double and one single built in wardrobe. Radiator. Door to En suite.

### En Suite

Suite comprising pedestal wash hand basin with tiled splashback, low level WC and single shower cubicle with fully tiled splashback wall. Wall mounted cabinet. Tiled flooring. Radiator.

### Bedroom Two

9' 10" x 9' 4" max (2.99m x 2.85m max) Double glazed window to rear aspect. Fitted carpet. Built in double wardrobe. Radiator.

### Bedroom Three

7' 4" x 6' 8" (2.24m x 2.04m) Double glazed window to rear aspect. Fitted carpet. Radiator.

### Bathroom

White suite comprising pedestal wash hand basin with tiled splashback, low level WC and panel enclosed bath with shower over and part tiled splashback wall. Tiled flooring. Fitted towel rail. Radiator. Obscure double glazed window to front aspect.

## OUTSIDE

### Front Garden

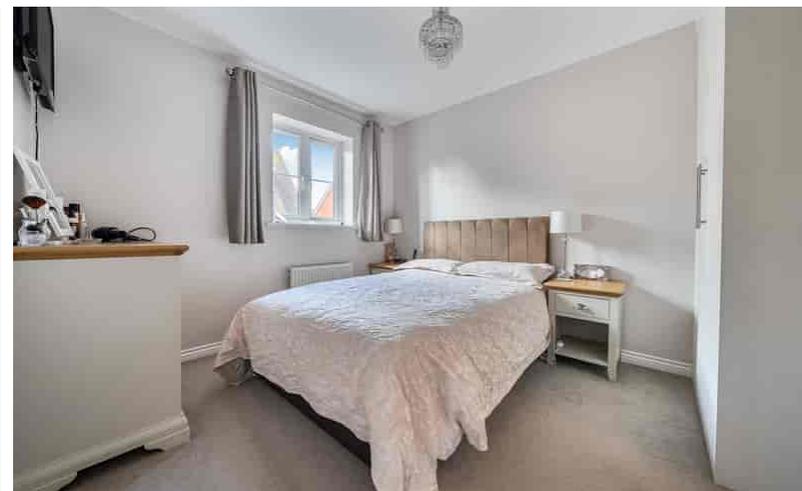
Front garden with decorative stones and variety of shrubs. External light. Paved path to front door.

### Rear Garden

Well maintained rear garden, with paved patio area, grassed lawn area, flower beds borders with variety of flowers and shrubs. Paved path leading to a timber garden shed and personnel door to garage. External water tap. Gated side access.

### Garage and Parking

Single garage with up and over door and driveway to front with space for two cars. Gated access to rear garden.



Approximate Area = 830 sq ft / 77.1 sq m

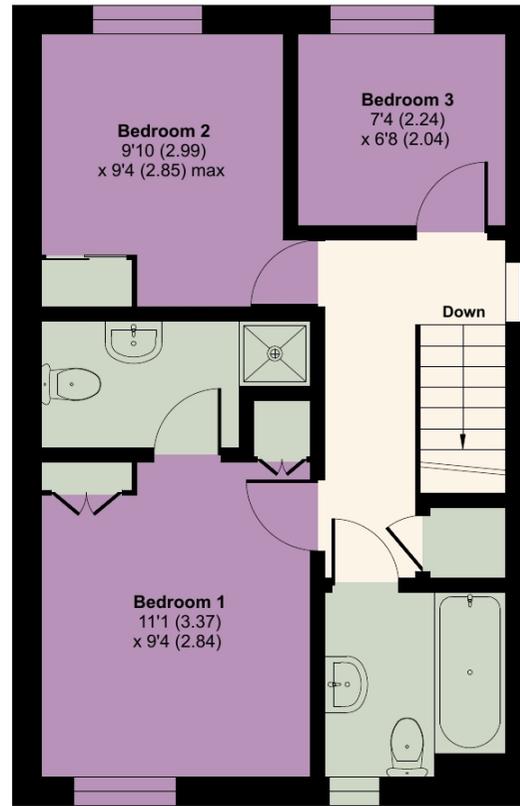
Garage = 174 sq ft / 16.1 sq m

Total = 1004 sq ft / 93.2 sq m

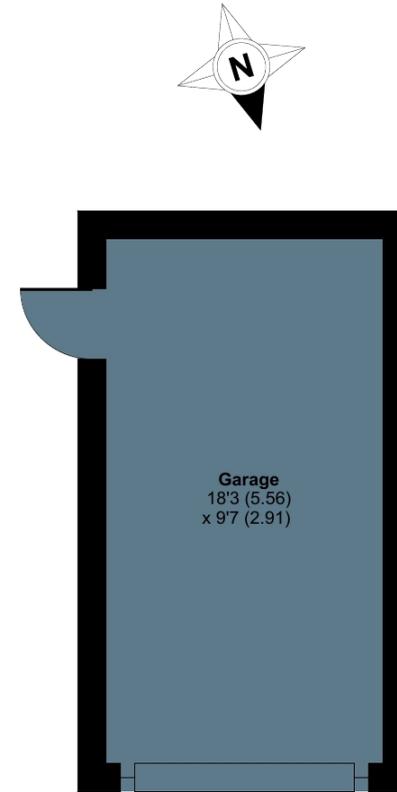
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Country Properties. REF: 1425297



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## Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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