



Hyde Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4JD





2 Bedroom End of Terrace House

Guide Price £325,000 Freehold

Located close to the heart of Stotfold is this well presented two double bedroomed end terrace home with the benefit of off road parking.

Internally the spacious accommodation comprises entrance hall, a good sized lounge with bay window and a refitted kitchen/diner to the ground floor, whilst to the first floor are two double bedrooms and a refitted bathroom suite. Externally is an attractive rear garden with patio area, established lawn and mature borders. To the front is a block paved driveway that provides off road parking for two cars.



- Spacious end terrace home
- lounge with bay window
- Refitted kitchen/diner
- Two double bedrooms
- Refitted bathroom
- Attractive rear garden
- Off road parking for two cars
- Gas central heating
- Double glazing
- EPC C. Council Tax band B.

GROUND FLOOR:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Wood effect flooring.

Lounge:

Abt 15' 3" x 11' 9" (4.65m x 3.58m) Double glazed bay window to front. Radiator. Under stairs cupboard. Wall mounted thermostat control. Television point. Coving to ceiling. Karndean flooring.

Kitchen/Diner

Abt 15' 3" x 10' 5" (4.65m x 3.17m) A well appointed kitchen/diner comprising a good range of eye and base level units with ample roll top work surfaces and under cupboard lighting. Single drainer stainless steel sink unit. Built-in induction hob with extractor hood over. Built-in eye level double electric oven. Space for fridge/freezer. Plumbing for automatic washing machine. Tiled splash back area. Larder cupboard that also houses the gas boiler. Double glazed window to rear. Double glazed door to rear garden. Inset ceiling lights. Vinyl flooring.

FIRST FLOOR:**Landing:**

Access to a boarded loft space. Carpet as fitted.

Bedroom One:

Abt 12' 7" x 11' 3" (3.84m x 3.43m) Double glazed window to front. Built-in double wardrobe. Radiator. Polished floor boards.

Bedroom Two:

Abt 12' 1" x 8' 9" (3.68m x 2.67m) Double glazed window to rear. Storage cupboard. Radiator. Polished floor boards.

Bathroom:

A white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to rear. Extractor fan. Radiator. Vinyl flooring.

OUTSIDE:**Rear Garden:**

A good sized rear garden with a paved patio area leading to an established lawn with attractive well stocked borders. Timber shed to remain. Outside tap. Outside light. Gated side access.

Front Garden:

A block paved driveway provides off road parking for two cars.

ADDITIONAL INFORMATION:**Location and Amenities:**

Surrounded by breathtaking countryside, Stotfold offers all the advantages of life in a small and charming town and yet, thanks to the area's superb transport connections, also ensures that the

bright lights of London are within easy reach.

Graced by the River Ivel which runs through the town, Stotfold has always been a desirable place in which to live, with evidence of human habitation stretching back to the Stone Age. Recorded in the Domesday Book of 1086, the small settlement of Stotfold continued to develop largely because of its strategic positioning on the Great North Road, eventually being regarded by the 1800's as a prosperous place in which to live. Today, the gentle passage of time is still evident within the town, with a number of surviving buildings bearing witness to Stotfold's unfolding history, including the Norman church of St. Mary's, Randall's Mill and many charming cottages. These are complemented by a comprehensive

and more modern range of local amenities, including day to day shopping, a doctor's surgery and a choice of pubs and restaurants. The educational needs of children of all ages are also well catered for by a number of excellent schools in the vicinity.

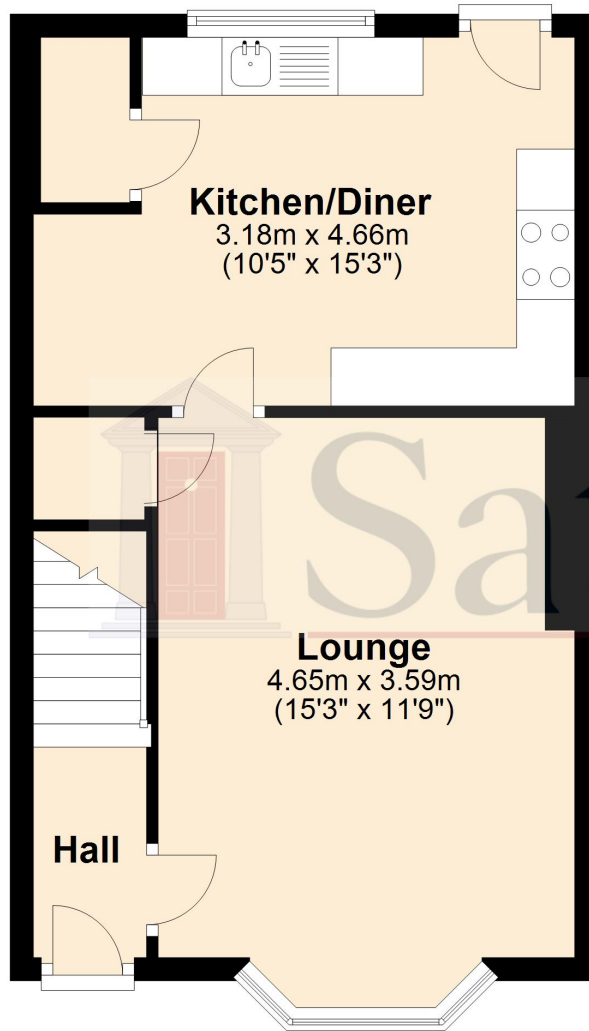
Located just minutes away from Junction 10 of the A1(M) and the national motorway network beyond, Stotfold is equally well-served by a local bus network, whilst London's Kings Cross station can be reached from the neighbouring village of Arlesey in a little under 40 minutes.



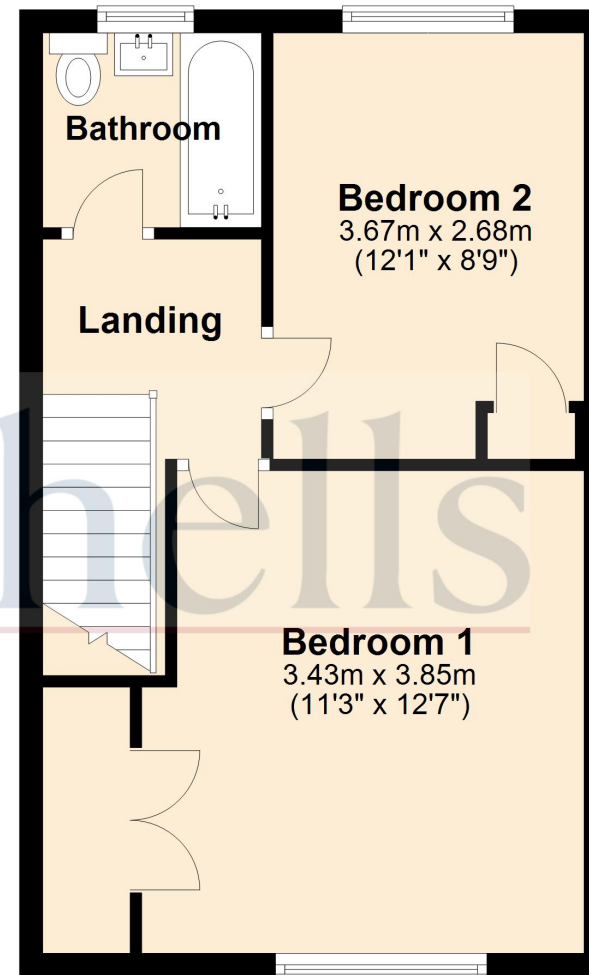


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Ground Floor



First Floor



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.