



Silver Birch Avenue, Stotfold, Hitchin, Hertfordshire. SG5 4BB

| Satchells



2 Bedroom Semi-Detached House

Guide Price £350,000 Freehold

A spacious and beautifully presented semi-detached house that has been the subject of much improvement by the current owners.

Upgrades to this super home include a low maintenance rear garden with porcelain patios, artificial lawn and summerhouse, newly installed double glazed doors and windows, a shingled driveway providing off road parking for several cars and a stylish refitted shower room. The accommodation comprises entrance hall, a light and airy lounge and fitted kitchen/dining room to the ground floor, whilst to the first floor are two good size bedrooms and a refitted shower room. For further details and your appointment to view please contact Satchells Stotfold.

- Immaculate semi detached home
- Fitted kitchen/dining room
- Good size living room
- Two generous bedrooms
- Stylish refitted shower room
- Landscaped, low maintenance rear garden
- Driveway parking for several cars
- Newly installed doors and windows
- Popular cul-de-sac location
- EPC rating C. Council tax band C



Ground Floor

Front Door:

Double glazed composite front door.

Entrance Hall:

Large storage cupboard. Radiator. Tiled flooring.

Living Room:

Abt. 13' 11" x 9' 6" (4.24m x 2.90m) A light and airy living room with double glazed window to front. Radiator. Television point. Wall lights. Carpet as fitted.

Kitchen/Dining Room:

Abt. 13' 10" x 12' 11" (4.22m x 3.94m) A well appointed kitchen/dining room comprising a good range of eye and base level units with ample solid wood worktops. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. Tiled splashback area. Double glazed window to rear. Double glazed French doors leading to the rear garden. Stairs to first floor. Radiator. Tiled flooring.

First Floor

Landing:

Airing cupboard. Loft access. Carpet as fitted.

Bedroom One:

Abt. 13' 10" x 11' 1" (4.22m x 3.38m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 9' 10" x 7' 11" (3.00m x 2.41m) Double glazed window to rear. Radiator. Outside storage cupboard. Carpet as fitted.

Bathroom:

A refitted suite comprising an oversized shower cubicle with rainfall shower, pedestal wash hand basin and low level wc. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling light. Luxury vinyl tiled flooring.

Outside

Rear Garden:

A stunning low maintenance rear garden with a porcelain tiled patio area leading to an artificial lawn with raised beds. Beyond is a further covered porcelain patio area and timber summer house.

Driveway:

A shingled frontage provides off road parking for multiple cars.

Additional Information

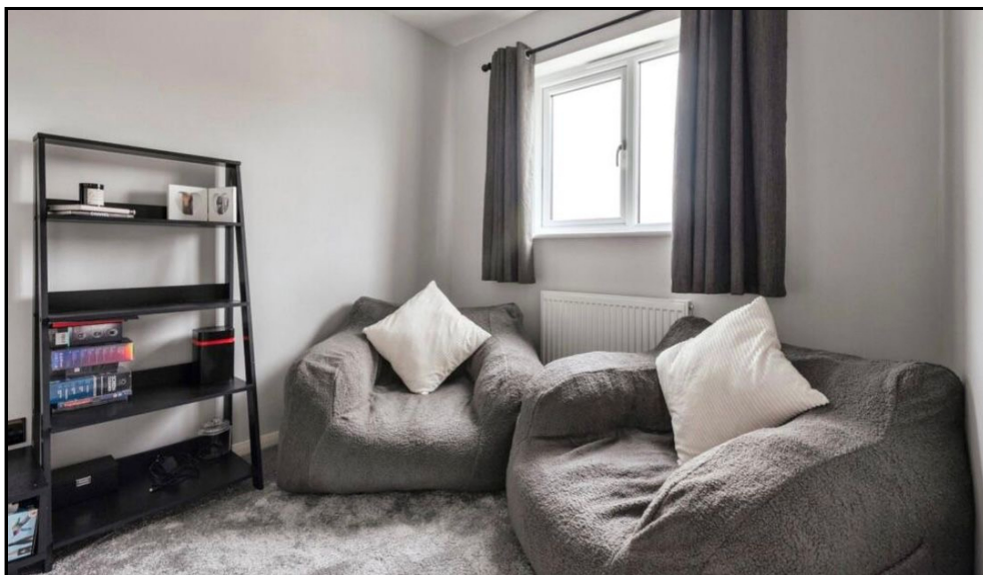
Agents Note:

Draft particulars 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.

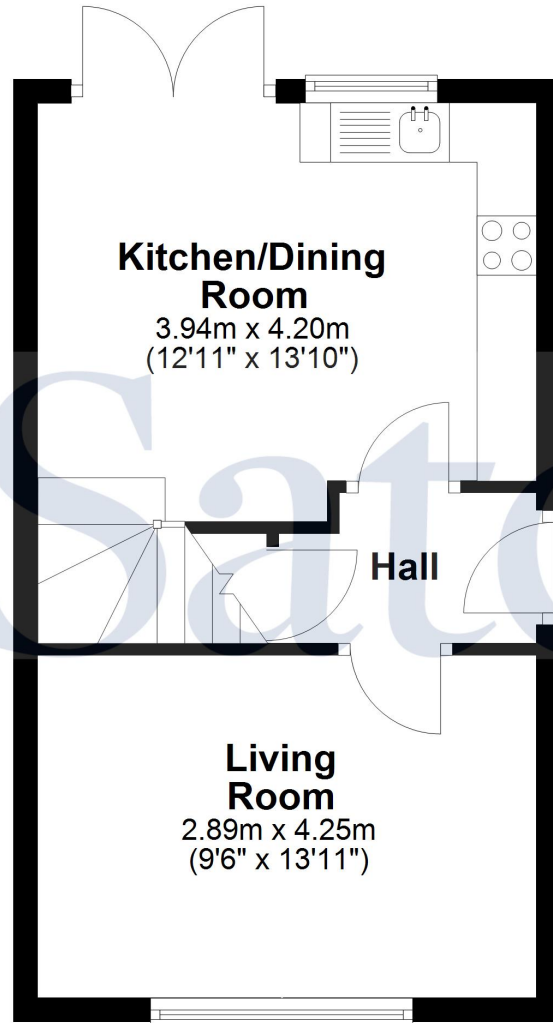




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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, 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. 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 - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.