



High Street, Stotfold, Hitchin, Hertfordshire. SG5 4LD





3 Bedroom Terraced House

Guide Price £365,000 Freehold

Located in the heart of Stotfold is this good sized, bay fronted terraced home with off road parking and a south west facing rear garden.

Internally there are some lovely features to include stained floorboards, picture rails and a log burner to the lounge area. The accommodation comprises entrance hall, cloakroom, a 26ft living room with lounge and dining areas that opens through to a garden room with part vaulted ceiling, and a refitted kitchen to the ground floor. To the first floor are three generous bedrooms and a four piece family bathroom suite. Externally is an attractive rear garden and driveway parking for three/four cars.

- Traditional terraced home
- Three bedrooms
- Large open plan living room
- Lounge area with log burner
- Garden room
- Refitted kitchen
- Four piece family bathroom
- South west facing rear garden
- Driveway parking for up to 4 cars
- Awaiting EPC. Council tax band C

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor with cupboard under. Radiator. Picture rail. Laminate flooring.

Cloakroom:

A white suite comprising low level WC and wash hand basin. Tiled splash back area. Extractor fan. Laminate flooring.

Living Room:

Overall size approximately 26' 1" x 12' 4" (7.95m x 3.76m) maximum.

Lounge Area: Abt 14'0 into bay x 12'4" (4.27m x 3.76m) Double glazed window to front. Feature fireplace with inset log burner and tiled hearth. Television point. Radiator. Picture rail. Laminate flooring.

Dining Area: 12'1" x 10'6" (3.68m x 3.20m) Contemporary vertical radiator. Picture rail. Laminate flooring. Opening through to the garden room.

Garden Room:

Abt. 9' 4" x 5' 7" (2.84m x 1.70m) A lovely area to sit and relax and read a book whilst looking out onto the garden. Part vaulted ceiling with Velux window. Double glazed French doors leading out to the garden. Double glazed window to rear. Laminate flooring.

Kitchen:

Abt. 15' 1" x 7' 5" (4.60m x 2.26m) An extended and refitted kitchen that comprises a good range of eye and base level units with ample solid wood work tops. Inset ceramic single drainer sink unit. Built-in four ring gas hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Tiled splash back area. Cupboard housing a newly installed gas boiler. Skylight window. Double glazed door and window to rear garden. Tiled flooring.

First Floor:**Landing:**

Loft access. Stained floorboards. Doors to all rooms.

Bedroom One;

Abt. 12' 3" x 12' 1" (3.73m x 3.68m) Double glazed window to rear. Ornate cast iron fireplace. Radiator. Picture rail. Stained floorboards.

Bedroom Two:

Abt. 12' 0" x 11' 2" (3.66m x 3.40m) Double glazed window to front. Ornate cast iron fireplace. Radiator. Picture rail. Stained floorboards.

Bedroom Three:

Abt. 8' 11" x 7' 0" (2.72m x 2.13m) Double glazed window to front. Radiator. Stained floorboards.

Bathroom:

A white four piece suite comprising panelled bath with central mixer tap, fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splash back area. Heated towel rail. Double glazed window to rear. Corked flooring.

Outside:**Front Garden:**

A block paved frontage provides off road parking for three/four cars.

Rear Garden:

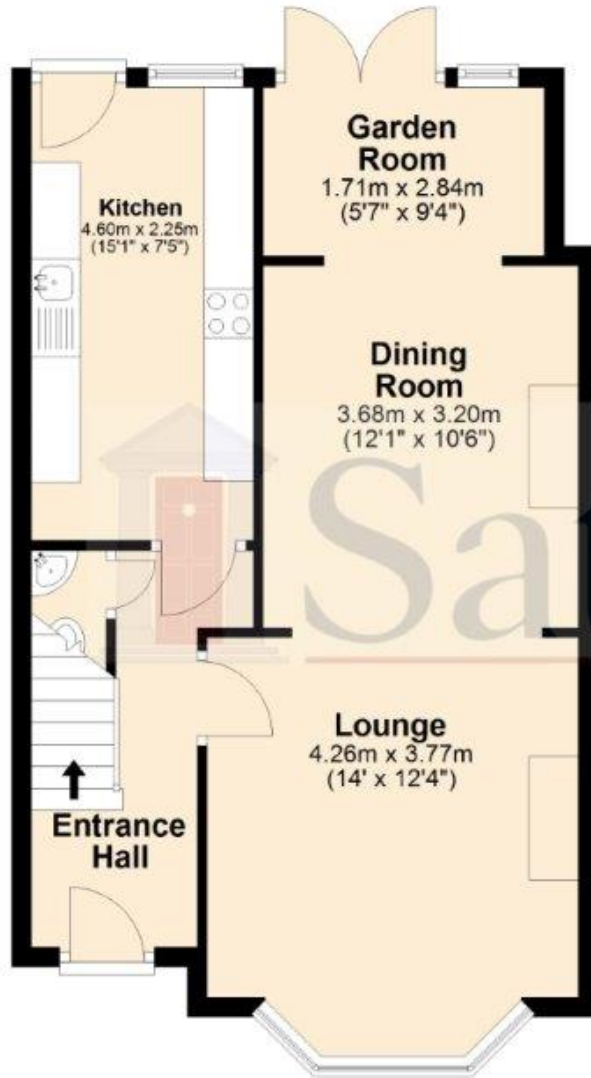
An attractive, low maintenance south west facing rear garden with patio areas, decorative stone and various shrubs and plants.



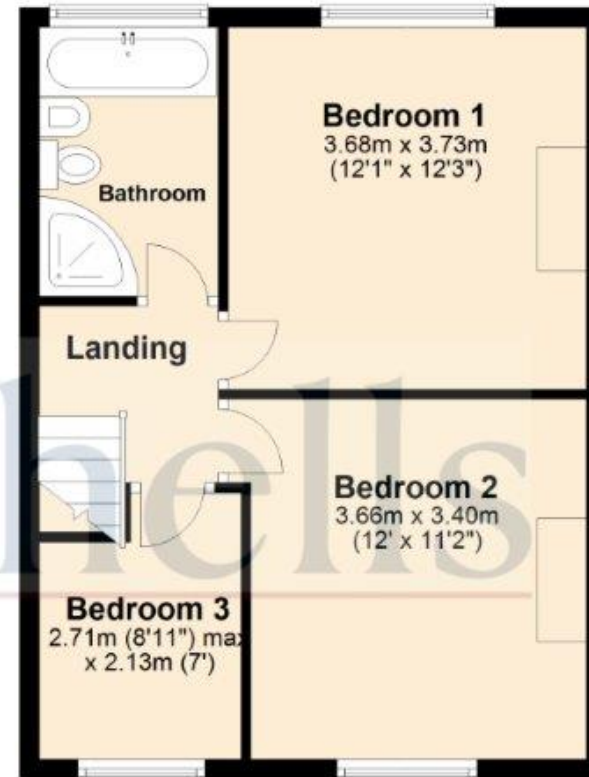


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Ground Floor



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.