



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







## 3 Bedroom Semi-Detached House

### Guide Price £350,000 Freehold

STAMP YOUR OWN MARK on this pleasant semi-detached family home, located on this sought after no-through road, with the potential to improve and extend subject to necessary consents.

Internally the spacious ground floor accommodation comprises of a good-sized entrance hall, a separate lounge and dining room and kitchen with side door leading to a covered side passageway and handy utility area to the rear of the garage. The first floor provides a landing, three generous bedrooms, bathroom and separate WC. Externally there is an 18ft garage, a driveway, open plan front garden and a private, established rear garden with a wonderful array of mature trees, plants and flowers. For further details and your appointment to view please contact Satchells Stotfold.



- Semi-detached family home
- Three generous bedrooms
- Separate lounge and dining room
- Kitchen
- Mature gardens
- Garage and driveway
- Popular no-through road
- Well regarded local schools
- Good commuter links
- Awaiting EPC. Council tax band D

## **Ground Floor:**

### **Front Door:**

Double glazed front door with double glazed flank window.

### **Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Carpet as fitted.

### **Lounge:**

Abt. 13' 10" x 12' 0" (4.22m x 3.66m) A light and airy lounge with a double glazed picture window to front. Feature brick built fireplace with inset coal effect living flame gas fire. Coving to ceiling. Radiator. Carpet as fitted.

### **Dining Room:**

Abt. 10' 8" x 10' 4" (3.25m x 3.15m) Double glazed window to rear. Radiator. Coving to ceiling. Carpet as fitted.

### **Kitchen:**

Abt. 11' 0" x 9' 6" (3.35m x 2.90m) Comprising a range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Gas cooker point. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Storage cupboard. Tiled splash back area. Double glazed window to rear. Part glazed door to side passage. Vinyl flooring.

## **Side Passage/Utility:**

Double glazed door leading to the front and a part glazed door accessing the rear garden.

## **First Floor:**

### **Landing:**

Double glazed window to side. Loft access. Airing cupboard. Carpet as fitted.

### **Bedroom One:**

Abt. 11' 8" x 11' 5" (3.56m x 3.48m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 11' 6" x 11' 1" (3.51m x 3.38m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 8' 7" x 8' 6" (2.62m x 2.59m) Double glazed window to front. Built-in over stairs cupboard. Radiator. Carpet as fitted.

### **Bathroom:**

A white suite comprising panelled bath with shower over and glass shower screen and pedestal wash hand basin. Fully tiled walls. Double glazed window to rear. Radiator. Vinyl flooring.



**WC:**

Low level WC. Double glazed window to rear. Vinyl flooring.

**Outside:****Front Garden:**

A pleasant front garden that is mainly laid to lawn with an area of decorative slate. A driveway leads to the garage.

**Rear Garden:**

An attractive rear garden with a paved patio area leading to an established lawn. A good variety of mature trees, plants and flowers. Greenhouse to remain.

**Garage:**

A brick built garage with up and over door, power and lighting. A personal door leads to the utility area.



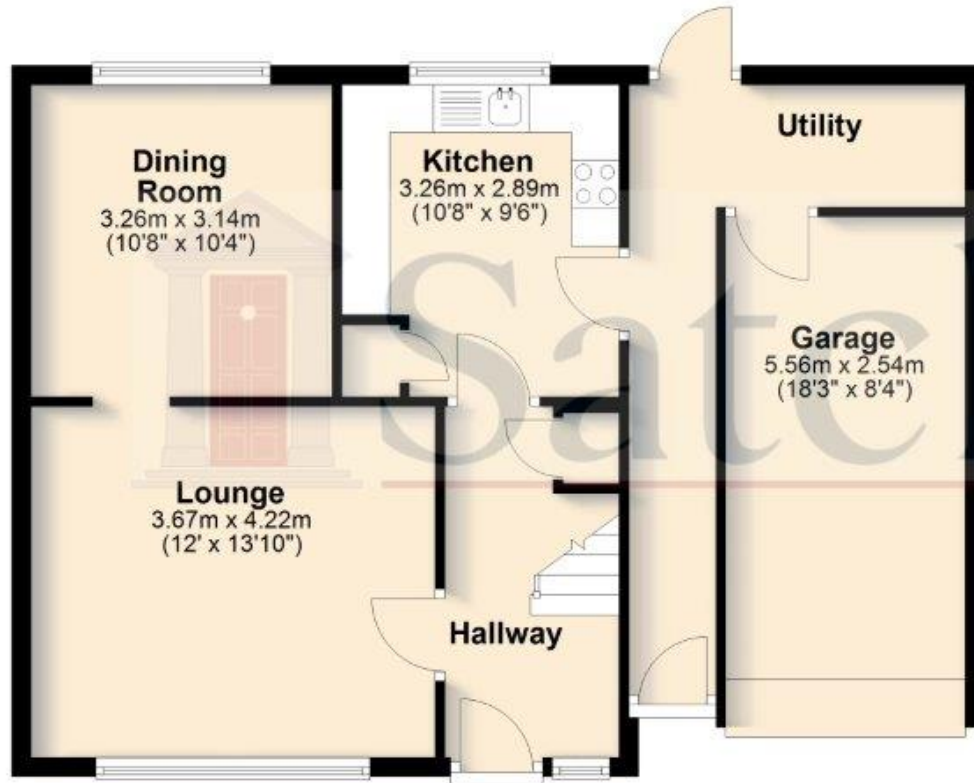




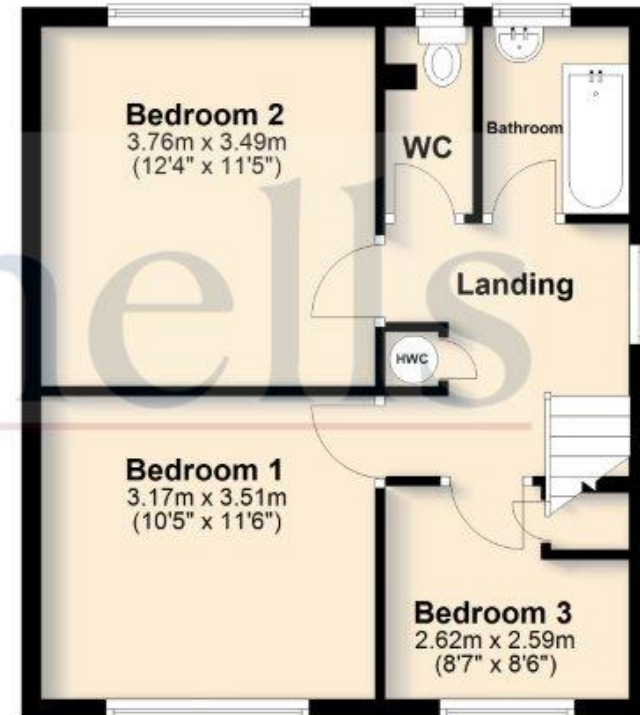
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



## 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.