

52, Regent Street

Stotfold,  
Bedfordshire, SG5 4EA  
£425,000

COUNTRY PROPERTIES  
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FOR SALE

COUNTRY PROPERTIES  
PART OF HUNTERS



Located close to the heart of Stotfold this three bedroom period property has been sympathetically updated by the current owner and offers spacious accommodation and a sunny rear garden. The property is a short drive to Arlesey train station for rail links into the

- Character cottage with open fire in living room
- Downstairs bathroom & useful utility room
- Off road parking for one car to the front
- Close to local amenities and highly regarded schooling
- A short drive to Arlesey train station for rail links into the city
- Viewing advised to fully appreciate the space on offer

## GROUND FLOOR

### Entrance

Hardwood front door opening into:

### Living/Dining Room

23' 0" x 21' 0" (7.01m x 6.40m) Dual aspect with double glazed multi pane windows to front and side. Wood effect flooring. Feature cast iron fireplace with working open fire. Two radiators. Understairs storage cupboard. Double glazed door to courtyard garden. Door into:

### Kitchen/Breakfast Room

12' 2" x 7' 10" (3.71m x 2.39m) A range of wall and base units with wooden worksurfaces and tiled splashbacks. Stainless steel sink with drainer and swan neck mixer tap over. Space for oven with concealed extractor over. Space for fridge/freezer. Integral dishwasher. Breakfast bar. Tiled flooring. Multi pane door with stairs rising to first floor accommodation. Double glazed multi pane window to side. Opening into:

### Rear Lobby

Double glazed door to rear garden. Storage cupboard. Tiled flooring. Doors to utility room and bathroom.



### Utility Room

6' 1" x 5' 11" (1.85m x 1.80m) Fitted units with complementary worksurfaces and tiled splashbacks. Plumbing and space for washing machine. Wall mounted gas boiler - installed in 2023. Tiled flooring. Radiator. Double glazed multi pane window to rear.

### Bathroom

Fitted three piece suite comprising panel enclosed bath with shower over and glass side screen, vanity wash hand basin and low level WC. Partially tiled walls. Wood effect flooring. Heated towel rail. Double glazed multi pane window to rear.

### FIRST FLOOR

#### Landing

Access to loft space. Doors to all rooms. Airing cupboard.

#### Bedroom 1

13' 0" x 10' 11" (3.96m x 3.33m) Double glazed multi pane window to front. Sharps built-in wardrobes. Radiator.

#### Bedroom 2

12' 2" x 7' 11" (3.71m x 2.41m) Double glazed multi pane window to rear. Radiator.

#### Bedroom 3

10' 0" x 6' 8" (3.05m x 2.03m) Double glazed multi pane window to rear. Radiator.

### OUTSIDE

#### Front Garden

Enclosed with brick wall to front. Block paved providing off road parking for one car. Gated access to courtyard area leading to rear garden.

#### Rear Garden

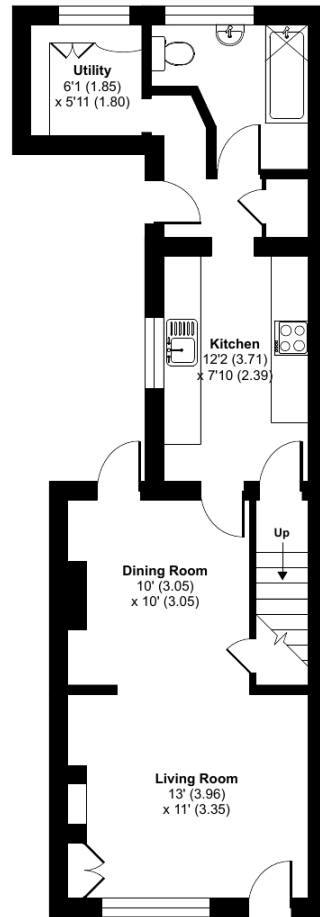
Laid mainly to lawn with block paved patio area and a variety of mature shrub borders. Timber shed to remain. Gated access to front.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

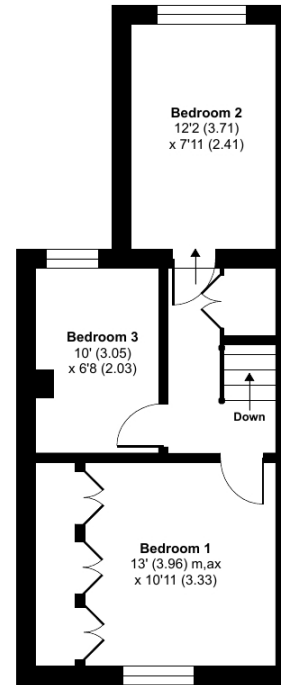


Approximate Area = 907 sq ft / 84.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1036562



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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