



The Avenue

Stotfold, Hitchin,
Bedfordshire, SG5 4LY
£325,000

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properties

This double fronted 3 bedroom home is situated in an ideal location for amenities and boasts a large West facing garden and ample off road parking.

- A short walk to local amenities and shops
- Shingle driveway provides ample off road parking
- Well regarded local schools
- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)
- Council tax band C
- Large Westerly facing rear garden with 2x timber sheds.

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect flooring. Stairs rising to first floor. Doors into living room and dining room.

Dining Room

10' 6" x 9' 3" (3.20m x 2.82m) Double glazed window to front. Radiator. Wood paneling to dado rail. Door into kitchen.

Kitchen

14' 1" x 8' 8" max (4.29m x 2.64m) A range of wall and base units with roll edge worksurfaces over. Inset one and a half bowl ceramic sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Space for electric cooker with extractor hood over. Space and plumbing for washing machine. Space for tumble dryer. Space and plumbing for a dishwasher. Space for fridge/freezer. Vinyl flooring. Three double glazed windows to rear and double glazed UPVC door into rear garden. Radiator.

Living Room

17' 2" x 11' 2" (5.23m x 3.40m) Dual aspect double glazed windows to front and rear. Two radiators. Gas fireplace with timber surround and back boiler. Three wall lights.



FIRST FLOOR

Landing

Double glazed window to rear. Radiator. Loft access to fully boarded loft space. Doors into all rooms.

Bedroom One

15' 10" max x 9' 3" max (4.83m x 2.82m)
Double glazed window to front. Radiator.

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m) Double
glazed window to front. Radiator.

Bedroom Three

10' 4" x 7' 7" (3.15m x 2.31m) Double
glazed window to rear. Radiator.

Bathroom

Suite comprising panelled bath with electric shower over and glass side screen. Pedestal wash hand basin. Low level WC. Obscured double glazed window to rear. Extractor fan. Tiles splashbacks. Ceramic tiled flooring. Radiator. Airing cupboard housing a water tank and shelving.

OUTSIDE

Front Garden

Shingled front garden. Space for off road parking for several cars. Hedges to front and sides.

Rear garden

West facing rear garden laid mainly to lawn with flowers and shrub borders. Patio area. Stepping stones pathway leading to two timber sheds and further paved patio area. Gated access to side. Two brick build storage cupboards. External water tap.

OUTBUILDINGS

Shed 1

22' 8" x 22' 8" (6.91m x 6.91m)

Shed 2

11' 8" x 8' 0" (3.56m x 2.44m)

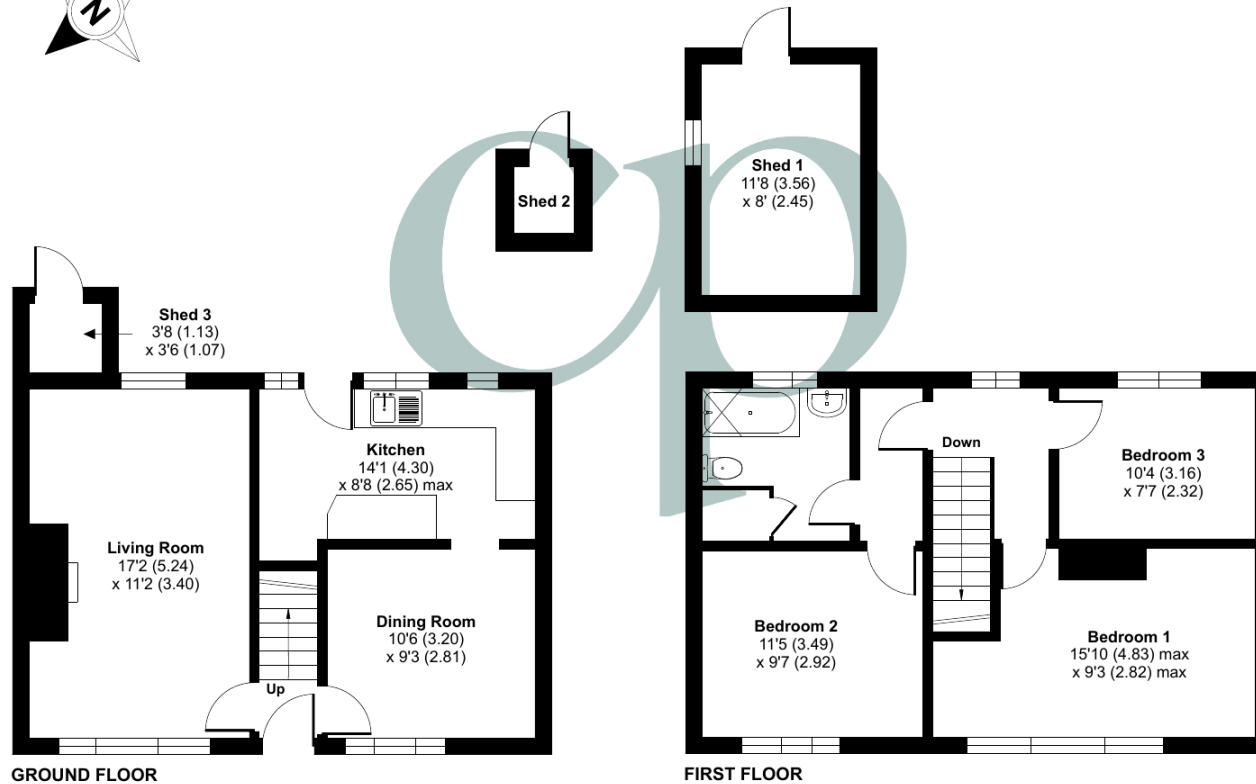


Approximate Area = 946 sq ft / 87.8 sq m

Sheds = 116 sq ft / 10.8 sq m

Total = 1062 sq ft / 98.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1151104

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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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