



# 7, Regent Street

Stotfold, Hitchin,  
Bedfordshire, SG5 4ED  
O.I.E.O £365,000

country  
properties



This well presented 3 bedroom home has been updated throughout and boasts 2 versatile reception rooms and a large rear garden.

- Large rear garden - a great space for entertaining and the kids to play!
- Potential to create parking to the front subject to necessary consents
- Fantastic presentation and condition throughout - just move in!
- Stylish re-fitted fully tiled shower room
- No upward chain
- Central location ideal for town centre amenities and well regarded schools

### Living Room

3.91m (into bay) x 3.45m (max) (12' 10" x 11' 4")

Double-glazed walk in bay window to front. Feature fireplace with coal-effect gas fire and stone hearth. Wood-effect flooring.

### Dining Room

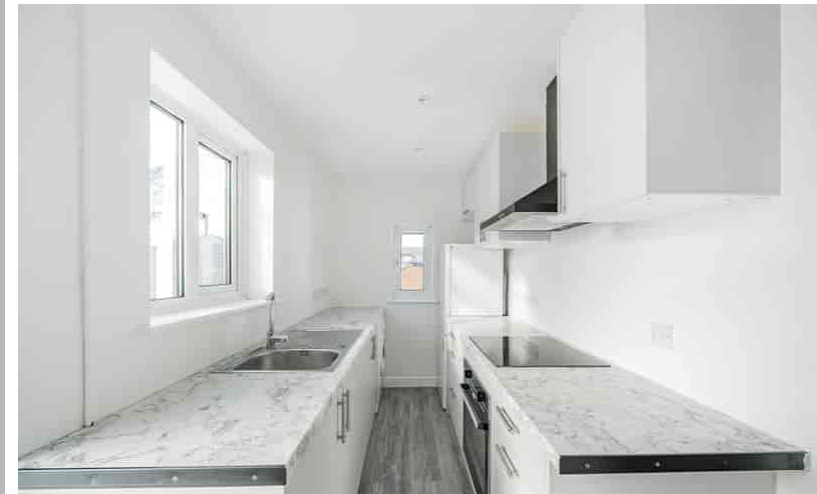
3.61m (max) x 3.33m (max) (11' 10" x 10' 11")

Double-glazed window to rear. Feature fireplace with stone hearth. Door to shower room. Wood-effect flooring.

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor. Doors to Living room and Kitchen. Wood-effect flooring.



## Kitchen

3.73m x 1.8m (12' 3" x 5' 11")

A range of wall and base units with work surfaces over. Stainless steel sink and drainer unit with swan neck mixer tap over. Integrated electric oven and hob with extractor hood over. Double-glazed window to rear. Wood-effect flooring. Door and window into conservatory.

## Conservatory

3.18m x 1.65m (10' 5" x 5' 5")

Partially glazed conservatory with door to side.

## Shower Room

Suite comprising low level WC, vanity wash hand basin and double shower cubicle with waterfall shower. Chrome heated towel rail. Extractor fan. Fully tiled floor and walls. Double-glazed window to side.

## FIRST FLOOR

### Bedroom 1

4.11m (into bay) x 3.45m (max) (13' 6" x 11' 4")

Double-glazed walk in bay window to front. Built in storage cupboard.

### Bedroom 2

3.63m (max) x 3.12m (max) (11' 11" x 10' 3")

Double-glazed window to rear. Built in storage cupboard.

### Bedroom 3

2.69m x 2.06m (8' 10" x 6' 9")

Double-glazed window to rear. Built in storage cupboard.

## Bathroom

Suite comprising panel enclosed bath with shower over, low level WC and pedestal wash hand basin with tiled splashback. Extractor fan. Double-glazed window to side.

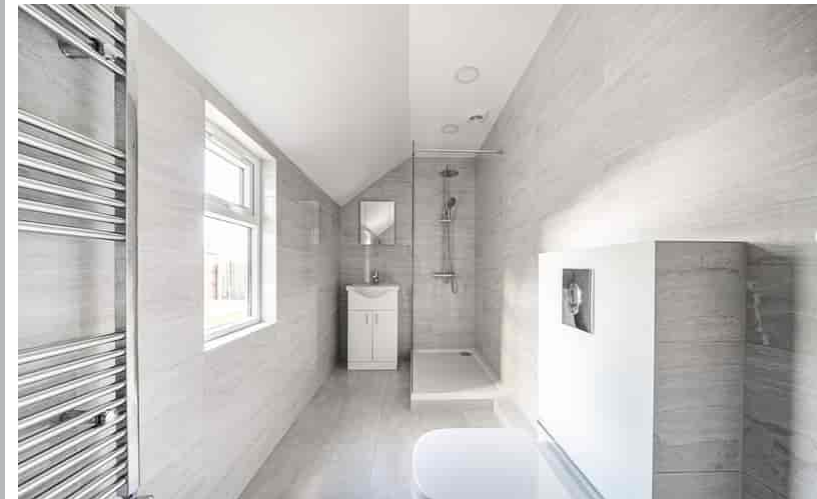
## OUTSIDE

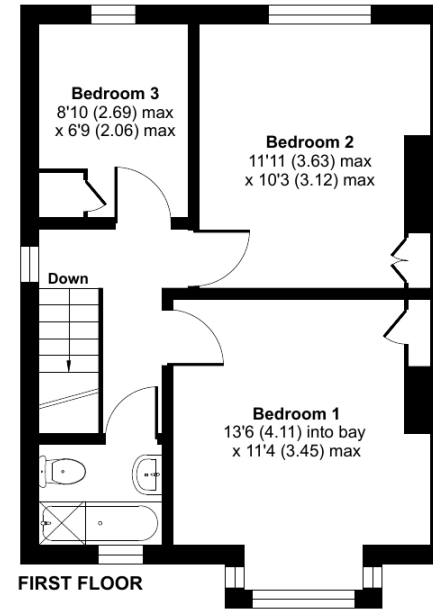
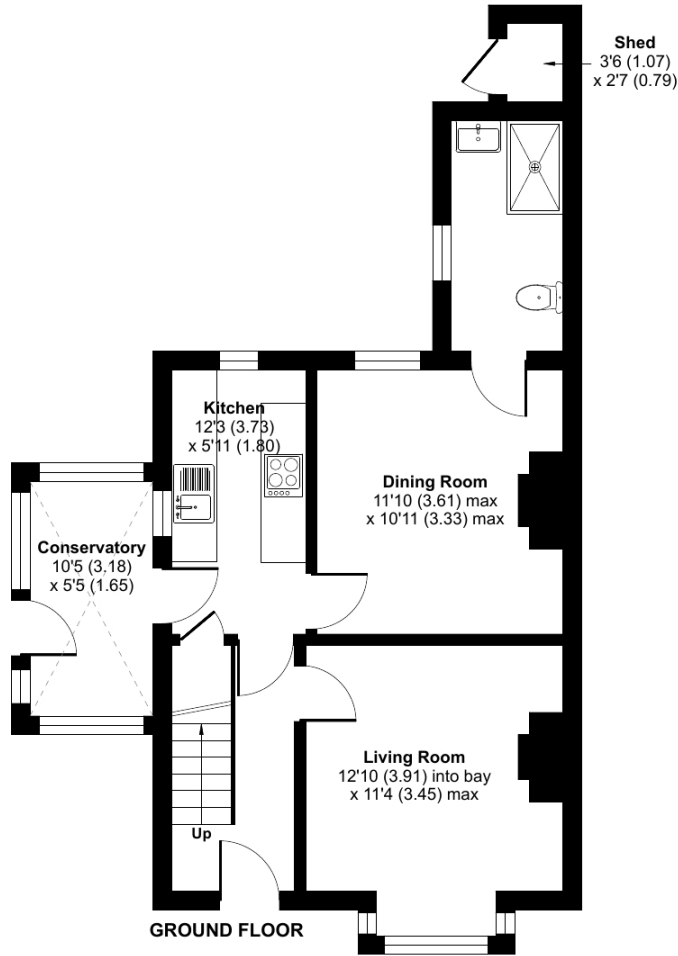
### Rear garden

Mainly laid to lawn with paved patio area. Brick built storage shed. Gated access to front.

### Front Garden

Mainly laid to lawn. Enclosed by brick wall. Side access to rear garden.





Approximate Area = 960 sq ft / 89.1 sq m  
Outbuilding = 9 sq ft / 0.8 sq m  
Total = 969 sq ft / 89.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>21</b>	
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 2024. Produced for Country Properties. REF: 1080143

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

## Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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