



22, Elder Avenue

Stotfold, Hitchin,
Bedfordshire, SG5 4ST

Offers in Excess of £625,000

country
properties

Set across three spacious floors, this beautifully presented five-bedroom detached home offers versatile and modern living in the highly desirable 'Beauchamp Mill development' with field walks on your doorstep. At the heart of the home is a generous 27ft kitchen/diner ideal for entertaining, with direct access to a south-west facing garden—perfect for enjoying the afternoon sun. Upstairs, you'll find five generously sized bedrooms, including a luxurious master suite complete with a dressing room and private en-suite bathroom. Additional benefits include a garage and driveway parking for up to three vehicles.

- CHAIN FREE - A MUST VIEW!
- NHBC 10 year builders guarantee from 2021
- 27ft (max) dual aspect kitchen/dining room
- 5 double bedroom to include en suite and dressing room to master bedroom
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Immacuately presented throughout - Just move in



INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect vinyl flooring. Carpeted stairs rising to first floor. Full size door to storage cupboard. Open understairs area. Radiator. Door to Living room, Kitchen/Diner, Study and Cloakroom.

Kitchen / Dining Room

27' 7" x 11' 5" (max) (8.41m x 3.48m max) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Integrated dishwasher and fridge/freezer. AEG oven and grill, five burner gas hob with AEG stainless steel extractor fan over and glass splashback. Cupboard housing a boiler, serviced yearly. Kickboard cupboard lighting and under cabinet down lights. Wood effect vinyl flooring. Understairs storage cupboard. Radiator. Double glazed window with fitted shutter blinds to rear aspect and double glazed double patio doors with fitted vertical blinds onto rear garden. Further French patio doors with wing windows and fitted vertical blinds onto rear garden in Dining Room area. Double doors onto Living room.

Living Room

15' 7" x 11' 5" (4.75m x 3.48m) Double glazed window with fitted shutter blinds to front aspect. Fitted carpet. Radiator. Door to entrance hall.

Study

8' 11" x 7' 6" (2.72m x 2.28m) Double glazed window with fitted shutter blinds to front aspect. Radiator. Fitted carpet.

Cloakroom/Utility Room

A range of base units, worksurfaces with upstands over. Inset ceramic sink with mixer tap over. Low level WC. Integrated washing machine. Obscure double glazed window to side aspect. Radiator.

FIRST FLOOR

Landing

Doors to Bedroom one, four and five, door to main Bathroom. Storage cupboard. Double glazed window to front aspect. Radiator. Carpeted stairs rising to Second floor.

Bedroom One

13' 3" x 11' 3" (4.05m x 3.42m) Window to front aspect. Fitted carpet. Two radiators. Archway to Dressing room area.



Dressing Room Area

11' 3" x 6' 7" (3.42m x 2.01m) Space for walk in wardrobes. Fitted carpet. Door to En Suite.

En Suite

White suite comprising pedestal wash hand basin with tiled splashback, low level WC and double shower cubicle with tiled splashback wall. Wood effect vinyl flooring. Radiator. Obscure double glazed window to rear aspect.

Bedroom Four

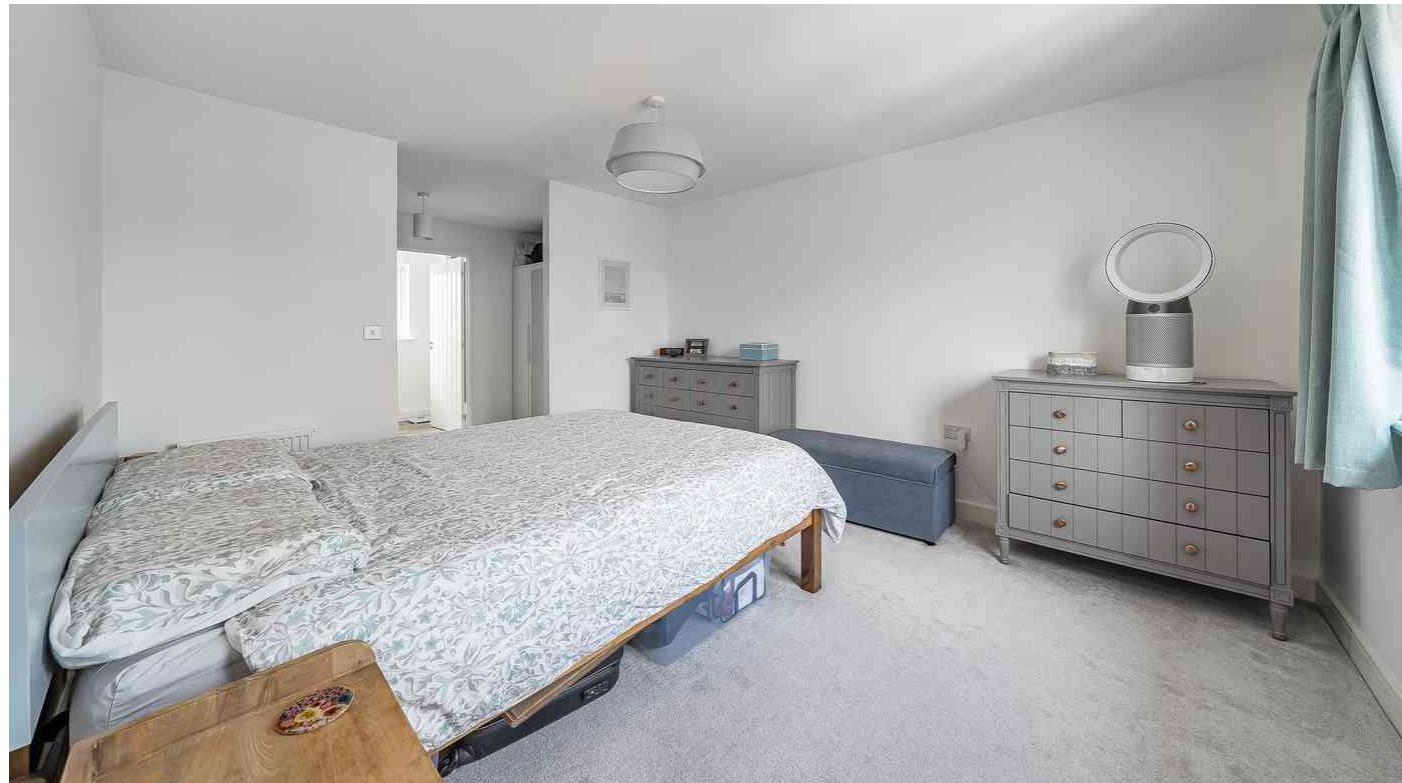
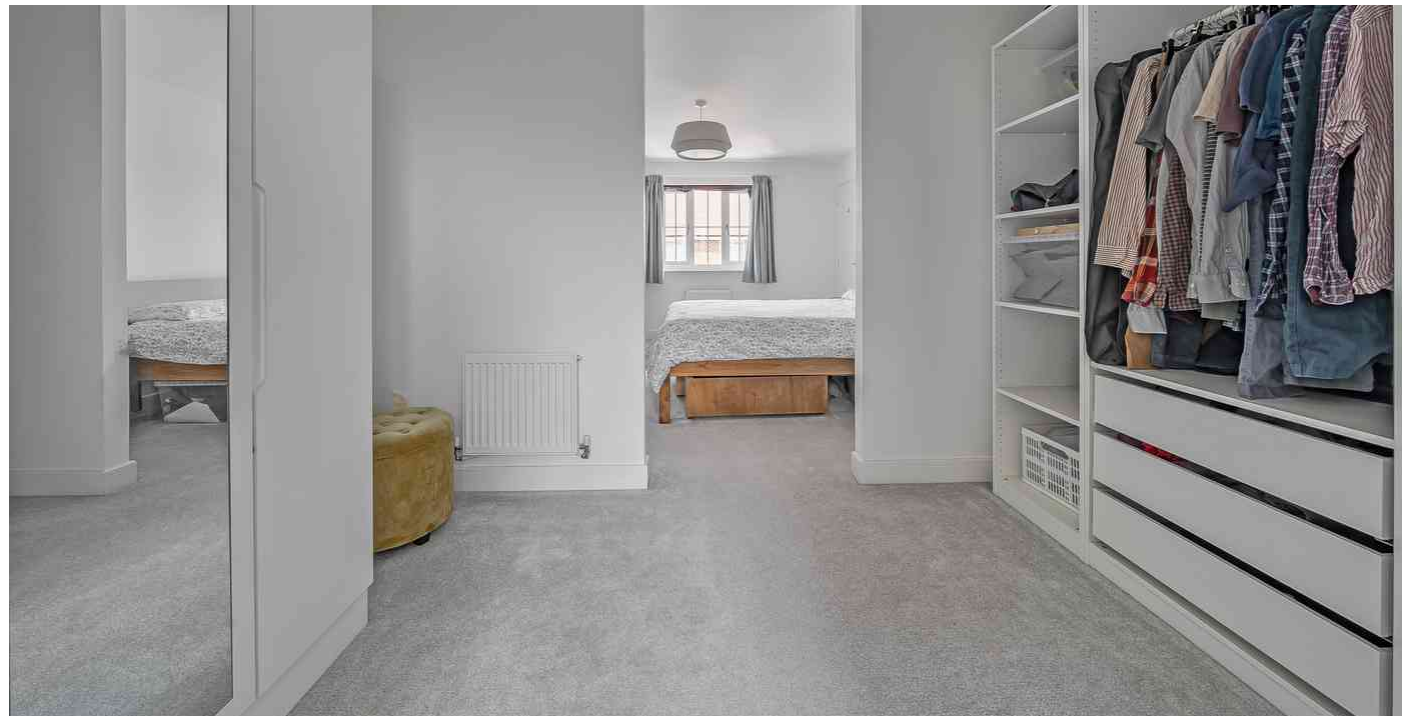
12' 0" x 9' 1" (3.67m x 2.77m) Double glazed window to front aspect. Double storage cupboard. Fitted carpet. Radiator.

Bedroom Five

9' 10" x 9' 3" (max) (2.99m x 2.81m max) Window to rear aspect. Single storage cupboard. Fitted carpet. Radiator.

Bathroom

Wash hand basin with tiled splashbacks, low level WC and bath tub with shower over and glass side screen. Tiled splashback wall. Wood effect vinyl flooring. Radiator. Obscure double glazed window to rear aspect.



SECOND FLOOR

Second Floor Landing

Doors to Bedroom two and three, door to Shower room. Radiator. Velux window.

Bedroom Two

16' 9" (into bay) x 11' 3" (5.11m into bay x 3.43m) Double glazed dormer window to front and Velux window to rear aspect. Fitted carpet. Radiator.

Bedroom Three

12' 1" (max) x 10' 10" (3.68m max x 3.29m) Double glazed dormer window to front aspect. Fitted carpet. Radiator.

Shower Room

Suite comprising pedestal wash hand basin with tiled splashback, low level WC and single shower cubicle with tiled splashback wall. Radiator. Wood effect vinyl flooring. Velux window to rear aspect.

OUTSIDE

Front Garden

Variety of shrubs and paved path to front door. Shared driveway to side of the property with off road parking space for up to three cars.

Rear Garden

South west facing private rear garden enclosed by timber fencing and mainly laid to lawn. Paved patio area. External water tap. Gated side access to driveway. Personnel door to garage.

Garage

Single garage with up and over door. Personnel door onto rear garden.

Agents Note

The vendor informs us that the current maintenance charge is £27 paid monthly.

We advise any buyer to check this information with their legal representative prior to exchange of contracts.





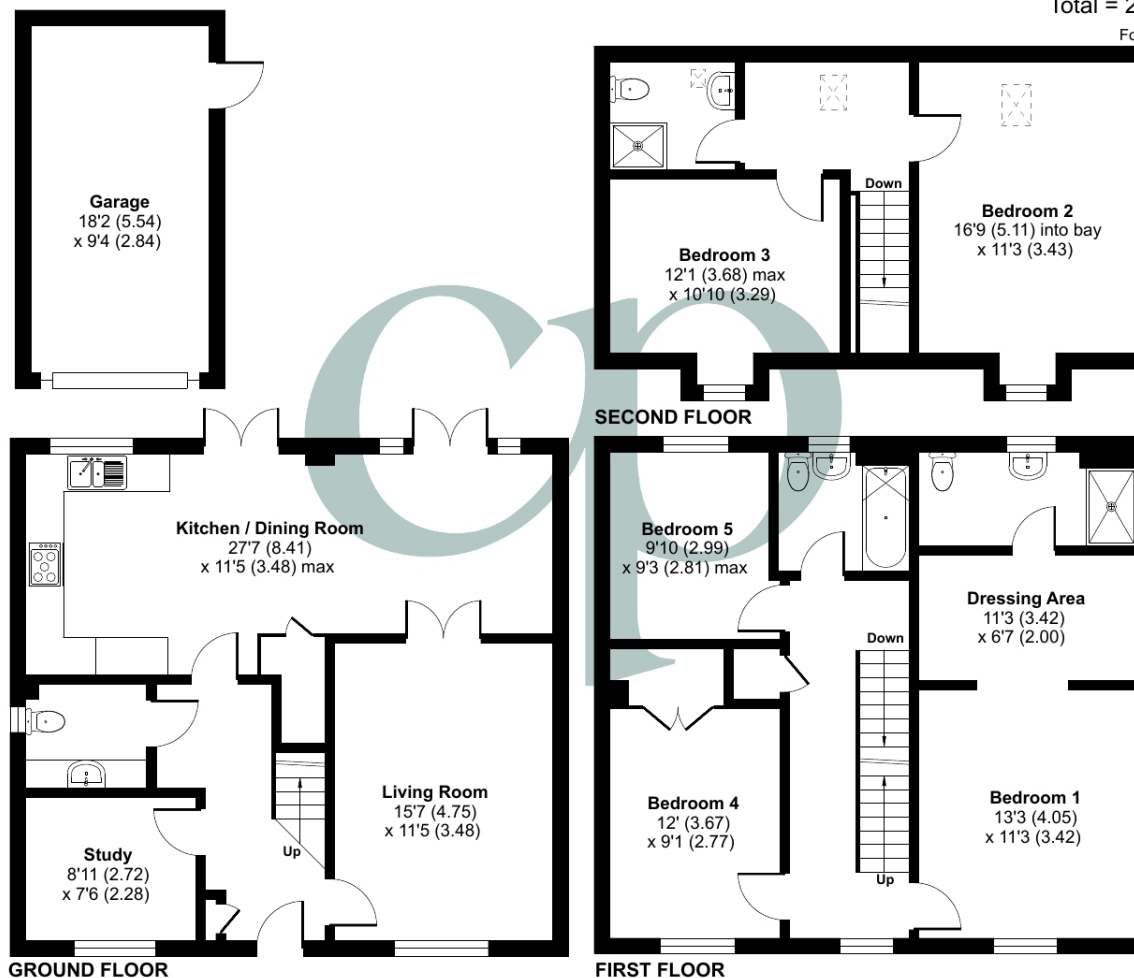


Approximate Area = 1837 sq ft / 170.6 sq m

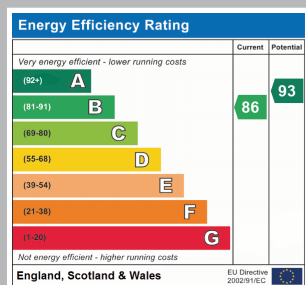
Garage = 169 sq ft / 15.7 sq m

Total = 2006 sq ft / 186.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nktchecom 2025. Produced for Country Properties. REF: 1339733



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Viewing by appointment only

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