



18 The Mixies, Stotfold, Hitchin,  
Hertfordshire SG5 4LF  
£337,995

  
Residential Sales & Lettings

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A beautifully presented family semi detached home in a popular cul de sac in Stotfold.

Accommodation includes an Entrance hall, 24ft lounge/diner, refitted kitchen with built-in appliances, three bedrooms and refitted shower room.

Outside offers a well proportioned rear garden with separate decking area, a single garage and driveway parking for at least three vehicles.

**VIEWING IS HIGHLY ADVISED**



#### **KITCHEN 13'10 x 7'7 (4.21m x 2.33m)**

Fitted with a range of eye and base level cupboard and drawer units with under unit lighting and surrounding work surfaces and an inset sink unit with drainer, fitted appliances including fridge, freezer, dishwasher, washing machine, double oven with induction hob and extractor over, recently refitted combination gas boiler, part tiled walls, double glazed window to rear aspect, door to side, understairs cupboard.

#### **FIRST FLOOR ACCOMMODATION**

##### **LANDING**

Access to loft via hatch (part boarded), double glazed window to side aspect, airing cupboard.

The property in further detail comprises: -

##### **ENTRANCE HALL**

Stairs to first floor, double glazed window to front aspect, radiator.



#### **LOUNGE/DINING ROOM 24'3 x 10'3 (7.39m x 3.12m)**

Double glazed window to front aspect, double glazed French doors to garden, two radiators, feature electric fireplace, coved ceiling, 'Karndene' flooring.



#### **BEDROOM ONE 11'3 x 9'6 (3.43m x 2.90m) plus wardrobes**

Double glazed window to front aspect, radiator, fitted wardrobes





**BEDROOM TWO 10'7 x 10'4 (3.22m x 3.15m)**

Double glazed window to rear aspect, radiator.



**BEDROOM THREE 8'2 x 7'0 (2.49m x 2.13m)**

Double glazed window to front aspect, radiator.



**SHOWER ROOM**

Fitted with a suite comprising of a low level WC, wash hand basin, corner shower unit with powered shower, fully tiled walls, double glazed window to rear and side aspects, heated towel rail, tiled floor, extractor fan, inset spotlights.

**OUTSIDE**



**REAR GARDEN**

Laid with artificial lawn, fenced boundaries, patio area, decked area, gated access to side leading to parking.



**GARAGE**

Single with up and over door, power and light.

**PARKING**

Driveway leading to garage for at least three vehicles.

**COUNCIL TAX**

Band C – Central Bedfordshire Council – 2020/21  
- £1,800.96



## ADDITIONAL PICTURES



## AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

These are draft details yet to be approved by the vendors.

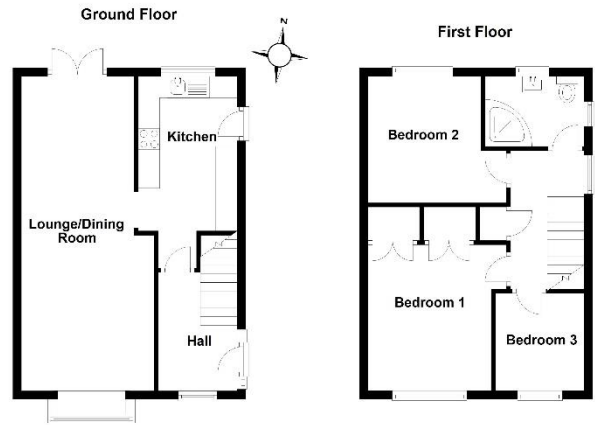
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## FLOOR PLAN



Total area: approx. 74.8 sq. metres (805.3 sq. feet)

## Energy Performance Certificate

**Energy Performance Certificate** HM Government

18, The Mixies, Stotfold, HITCHIN, SG5 4LF

Dwelling type: Semi-detached house  
 Date of assessment: 04 August 2020  
 Date of certificate: 05 August 2020

Reference number: 0776-2814-7383-2300-0525  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 75 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,995
Over 3 years you could save	£ 387

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 186 over 3 years	You could save £ 387 over 3 years
Heating	£ 1,284 over 3 years	£ 1,188 over 3 years	
Hot Water	£ 387 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 1,995</b>	<b>£ 1,608</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	70	86	G
(87-91) B			
(82-86) C			
(75-81) D			
(69-74) E			
(63-68) F			
(55-62) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 132
2 Low energy lighting for all fixed outlets	£60	£ 120
3 Solar water heating	£4,000 - £6,000	£ 135

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

