



5 Prince Edward Way, Stotfold,
Hitchin, Hertfordshire SG5 4PU

£325,000


Stephens

Residential Sales & Lettings

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We are delighted to present this family semi detached property in a highly regarded, no-through road location.

Offered with no upward chain, the property has an open plan layout with the potential to extend to the ground floor (subject to relevant planning permissions)

Ground floor accommodation comprises of an open plan fitted kitchen/breakfast and lounge, adjacent utility room and downstairs cloakroom. The first floor offers three **DOUBLE** bedrooms with ensuite shower to master and a separate family bathroom.

Outside there is a private rear garden incorporating a single garage with a driveway in front giving parking for several vehicles enhanced by a further garage door to the front of the property.

VIEWING IS HIGHLY ADVISED



Lounge

Double glazed window to front aspect, feature electric fireplace, under stairs cupboard, radiator.

UTILITY ROOM

Plumbing and space for a washing machine with worktop over, part tiled walls, gas boiler serving heating and hot water, extractor fan.

CLOAKROOM

Low level WC, wash hand basin, double glazed window to side aspect, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft via hatch, airing cupboard, radiator.

The property in further detail comprises: -

Double glazed front door to:-



KITCHEN/BREAKFAST/LOUNGE 23'8 x 11'4 (7.21m x 3.45m)

Kitchen/Breakfast

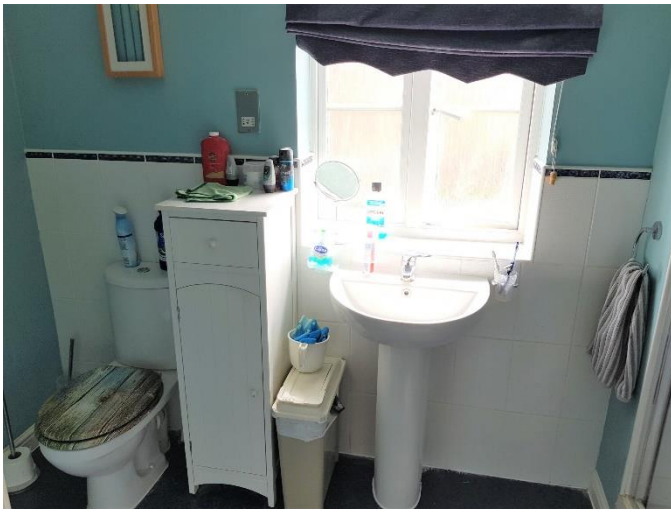
Fitted with a range of eye and base level cupboard and drawer units, surrounding work surfaces with inset stainless steel sink and drainer, part tiled walls, fitted appliances to include: fridge/freezer and dishwasher, built in double oven, gas hob and extractor, central 'island' breakfast bar, double glazed windows and doors to rear aspect, door to utility.



BEDROOM ONE 12'2 x 10'0 (3.71m x 3.05m)

Plus wardrobes

Double glazed window to rear aspect, radiator, fitted wardrobes.



En Suite 10'0 x 4'9 (3.05m x 1.44m)

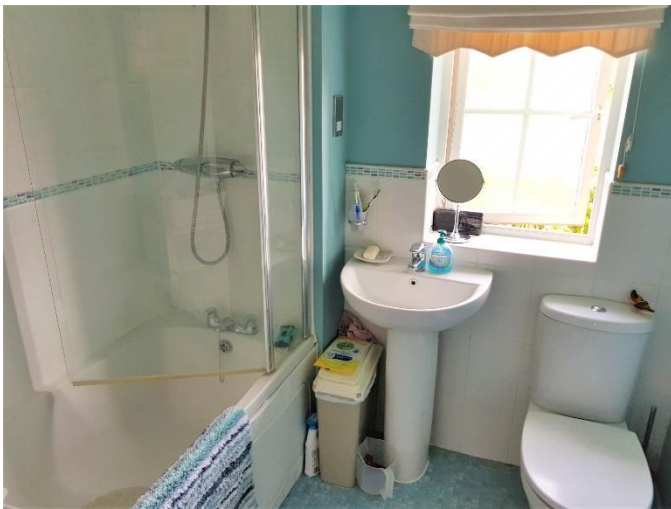
Double shower cubicle with powered shower, wash hand basin, low level WC, part tiled surrounds, double glazed window to rear aspect, heated towel rail, extractor fan, inset spotlights.

BEDROOM TWO 11'4 x 10'4 (3.45m x 3.15m)

Double glazed windows to front aspect, radiator, fitted wardrobes, inset spotlights.

BEDROOM THREE 11'0 x 8'0 (3.35m x 2.44m)

Double glazed window to rear aspect, radiator.



BATHROOM

Fitted with a suite comprising of a low level WC, wash hand basin, panelled bath with powered shower over, part tiled walls, double glazed window to rear aspect, heated towel rail, extractor fan, spotlights.

OUTSIDE



REAR GARDEN

Laid to lawn with patio area, pond, shed, fenced boundaries. Access to garage and parking.



GARAGE

Integral to rear garden with driveway in front for several vehicles.

FRONT GARDEN

Lawned area with driveway to side leading to further covered parking via a garage door.

COUNCIL TAX

Band D – Central Bedfordshire Council – 2020/21 - £2,026.10

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.

Energy Performance Certificate

Energy Performance Certificate HM Government

5, Prince Edward Way, Stotfold, HITCHIN, SG5 4PU

Dwelling type: Semi-detached house **Reference number:** 8390-7923-7980-3045-0296
Date of assessment: 15 July 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 July 2020 **Total floor area:** 83 m²

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:	£ 1,998
Over 3 years you could save	£ 237

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 216 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; display: inline-block;"> You could save £ 237 over 3 years </div>
Heating	£ 1,299 over 3 years	£ 1,332 over 3 years	
Hot Water	£ 348 over 3 years	£ 213 over 3 years	
Totals	£ 1,998	£ 1,761	

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

Not energy efficient - higher running costs

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.

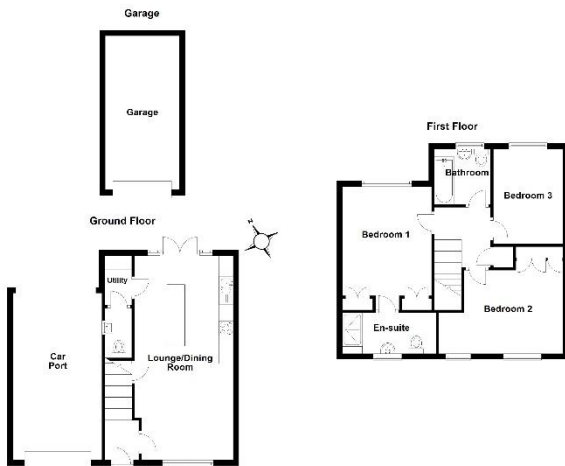
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£70	£ 117
2 Solar water heating	£4,000 - £6,000	£ 123
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,035

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

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Floorplan



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Further Pictures

