



25 Stotfold Road, Hitchin,
Hertfordshire, SG4 0QN
Offers in excess of £550,000


Stephens
Residential Sales & Lettings

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A fabulous opportunity to acquire this detached family home located on the outskirts of Hitchin enjoying field countryside views to the front. The property requires some general modernisation but boasts generous sized accommodation to include Entrance porch, large internal entrance hall, kitchen/diner, lounge, downstairs cloakroom, Four DOUBLE bedrooms with accessible balcony from bedroom three and family bathroom.

Outside presents a rear garden measuring at least 50ft x 42ft (15.24m x 12.80m) and an integral single garage with block paved parking in front for up to three vehicles.

NO UPWARD CHAIN. Viewing is essential.

The property in further detail comprises:

ENTRANCE PORCH 11'5 x 5'2 (3.48m x 1.58m)

Double glazed windows to side and front, radiator, tiled floor, door to:

ENTRANCE HALL 9'10 x 8'0 (3.00m x 2.44m)

Radiator, understairs storage cupboard.

CLOAKROOM 7'6 x 5'3 (2.29m x 1.60m)

Fitted with a low-level WC, wash hand basin set into vanity unit, part tiled walls, radiator, double glazed window to front aspect.



LOUNGE 22'0 x 12'0 (6.71m x 3.66m)

Double glazed sliding doors to rear aspect, additional door to garden, radiator, feature open fireplace, coving.



KITCHEN 15'1 x 9'10 (4.60m x 3.00m)

Fitted with eye and base level cupboard and drawer units, roll edge work surfaces, built in double oven, electric hob and extractor, stainless steel sink with drainer, radiator, plumbing for washing machine, space for fridge/freezer, parquet flooring, double glazed window to rear aspect, double glazed door to side aspect.

FIRST FLOOR ACCOMMODATION

LANDING 11'4 x 9'9 (3.45m x 2.97m)

Double glazed window to front aspect, radiator, airing cupboard, loft access.



BEDROOM ONE 14'1 x 10'0 (4.29m x 3.05m)

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



BEDROOM TWO 11'10 x 11'8 (3.61m x 3.56m)

Double glazed window to rear aspect, radiator.



BEDROOM THREE 11'10 x 8'3 (3.61m x 2.52m)

Double glazed doors to front aspect, radiator, fitted wardrobes.



BEDROOM FOUR 10'0 x 8'9 (3.05m x 2.67m)

Double glazed window to rear aspect, radiator.



FAMILY BATHROOM 7'7 x 6'4 (2.31m x 1.93m)

Fitted with a suite comprising of a panelled bath, wash hand basin, low level WC, part tiled walls, radiator, double glazed window to front aspect.

OUTSIDE



REAR GARDEN – at least 50'0 x 42'0 (15.24m x 12.80m)

Paved patio area with steps down to a lawned garden, flower and shrub beds and borders, enclosed by panelled fencing and hedging. Access to integral store cupboard.

GARAGE

Single with up and over door.



(Rear of property)



(View from balcony)

FLOORPLAN



Total area: approx. 133.7 sq. metres (1438.8 sq. feet)

CURRENT COUNCIL TAX

Band F – North Hertfordshire Council – 2020/21

- £2,668.36

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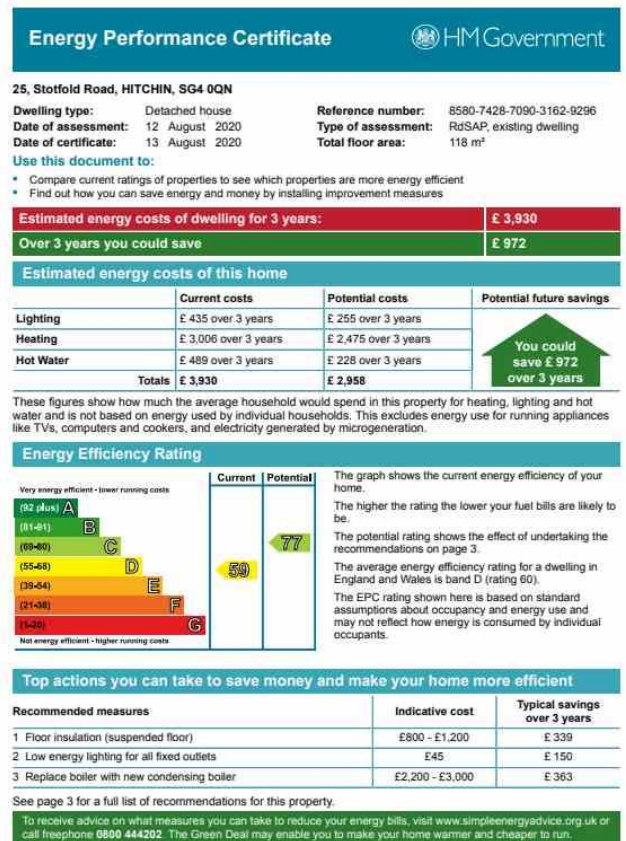
AGENTS NOTE

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 laser 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



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*** Larger print available on request ***