



**51 Silverbirch Avenue Stotfold,  
Hitchin, Hertfordshire, SG5 4AS**  
**£525,000**

  
Residential Sales & Lettings

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We are delighted to present this semi-detached family home located in a highly desirable cul-de-sac in Stotfold.

The property has benefitted greatly from extension works in recent years and now offers versatile accommodation comprising of: entrance hall, lounge/diner with an additional open plan play room to the rear, 18ft kitchen, utility room with downstairs cloakroom, two further reception rooms (one converted from garage), five bedrooms (four double) with ensuite bathroom to master and a separate family bathroom.

Outside offers an approx. 85ft x 33ft garden to the rear and driveway for two cars to the front leading to a small storage room with garage door on the front.

**VIEWING IS HIGHLY ADVISED**

### **PLAY AREA 9'9 x 6'5 (2.97m x 1.96m)**

Double glazed sliding doors to garden, radiator, spotlights, laminated 'wood effect' flooring, access to kitchen.



The property in further detail comprises: -

### **ENTRANCE HALL**

Stairs to first floor with cupboard under, coved ceiling, radiator, double glazed window to side aspect.



### **LOUNGE/DINING ROOM 23'1 x 10'6 increasing to 13'11 (7.03m x 3.20m inc to 4.24m)**

#### **L'Shaped**

Double glazed window to front aspect, fireplace feature, laminated 'wood effect' flooring, vertical radiator, inset spotlights. Open plan to:



### **KITCHEN 18'7 x 9'3 (5.66m x 2.82m)**

Fitted with an extensive range of eye and base level cupboard and drawer units with surrounding work surfaces and an inset stainless steel sink with mixer taps, space for fridge/freezer, plumbing and space for a dishwasher, space for a range cooker, part tiled walls, tiled floor, double glazed window to rear aspect, access to utility room and further receptions.



### **UTILITY ROOM AND CLOAKROOM**

#### **8'10 x 8'0 in total (2.69m x 2.44m)**

#### **Utility Room**

Cupboard units with work surface, space and plumbing for a washing machine and tumble dryer. Wall mounted gas boiler, tiled floor, door to side of property, access to further reception rooms.

#### **Cloakroom**

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



**RECEPTION TWO/GUEST ROOM 15'2 x 8'2**  
**(4.62m x 2.49m)**

Double glazed window to rear aspect, door to garden, radiator.



**BEDROOM ONE 16'10 x 11'9 (5.13m x 3.58m)**

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

**En-suite 8'1 x 6'5 (2.46m x 1.96m)**

Comprising of a panelled bath, wash hand basin, low level WC and a fully tiled walk-in shower. Heated towel rail, inset spotlights, double glazed window to rear aspect, part tiled walls and tiled walls.



**RECEPTION THREE/STUDY 11'3 x 8'0**  
**(3.43m x 2.44m)**

(Converted from majority of garage)

Double glazed window to side aspect, radiator, door to storage room (remainder of garage)

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Access to loft via hatch x 2, double glazed window to side aspect, cupboard.



**BEDROOM TWO 11'6 x 11'5 (3.51m x 3.48m)**

Double glazed window to front aspect, radiator.



### **BEDROOM THREE 12'10 x 8'0 (3.91m x 2.44m)**

Double glazed window to rear aspect, radiator.



### **BEDROOM FOUR 12'6 x 8'0 (3.81m x 2.44m)**

Double glazed window to front aspect, radiator.

### **BEDROOM FIVE 8'8 x 8'6 (2.64m x 2.59m)**

Double glazed window to front aspect, radiator, cupboard.

### **BATHROOM 8'4 x 5'8 (2.54m x 1.73m)**

Fitted with a suite comprising of a low level WC, wash hand basin, panelled bath with shower over, part tiled walls, heated towel rail.

### **OUTSIDE**



### **REAR GARDEN**

Measuring approximately 85ft x 33ft (25.91m x 10.06m)

Laid mainly to lawn with fenced and hedged boundaries, patio area, access at the side leading to the front of the property.

### **PARKING**

Driveway at the front of the property giving parking for **two vehicles** leading to storage room via garage door.

### **COUNCIL TAX**

**Band E – Central Bedfordshire Council – 2020/21**  
**- £2476.34**

### **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 rating – C

### **FLOOR PLAN –**



Total area: approx. 165.8 sq. metres (1784.9 sq. feet)

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