



**35a Brook Street, Stotfold,  
Hitchin, Hertfordshire, SG5 4LA  
£499,950**

  
Residential Sales & Lettings

01462 732121

[sales@stephensestates.co.uk](mailto:sales@stephensestates.co.uk)

A deceptively large family home in an elevated position presented in good condition throughout.

The accommodation comprises; four double bedrooms with en-suite shower and dressing room to master, three reception rooms including a study, a 23ft lounge, kitchen, adjacent utility room and downstairs cloakroom. Outside presents a generous garden to the rear and shingled parking to the front for several vehicles leading to a double garage. No upward chain!

**The property in further detail comprises;**

### **ENTRANCE HALL**

Stairs to first floor, wood effect flooring, radiator, coving.

### **CLOAKROOM**

Fitted with a low level WC, wash hand basin, extractor fan, heated towel rail, wood flooring, double glazed window to side aspect.



### **FAMILY ROOM 13'6 x 11'9 (4.11m x 3.58m)**

Double glazed window to front aspect, radiator, coving, air conditioning unit, wood flooring.



### **KITCHEN 11'10 x 9'0 (3.61m x 2.74m)**

Fitted with a range of eye and base level cupboard and drawer units, roll edge work surfaces, fitted double oven, hob and extractor, built in dishwasher, built in fridge/freezer, stainless steel single drainer sink unit with mixer tap, part tiled walls, wood flooring, double glazed window to front aspect, access to;

### **UTILITY ROOM 7'8 x 6'7 (2.34m x 2.00m)**

Fitted with eye and base level cupboard units, roll edge work surface, space and plumbing for washing machine, boiler serving hot water and heating, built in freezer, wood flooring, upvc stable door to side aspect.



### **STUDY 9'0 x 8'5 (2.74m x 2.57m)**

Double glazed window to side aspect, wood flooring, radiator.



### **LOUNGE/DINING ROOM 23'0 x 12'1 (7.01m x 3.94m)**

Double glazed windows to side aspect, double glazed doors to rear aspect, wood flooring, radiator, coving, air conditioning unit.

## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to side aspect, loft access.



### BEDROOM THREE 11'9 x 11'3 (3.58m x 3.43m)

Double glazed window to front aspect, radiator.

### BEDROOM ONE 15'8 x 12'1 (4.78 x 3.68m)

Double glazed window to side aspect, double glazed doors to rear aspect with Juliette balcony, radiator.

#### Dressing room

Double glazed window to side aspect, radiator.

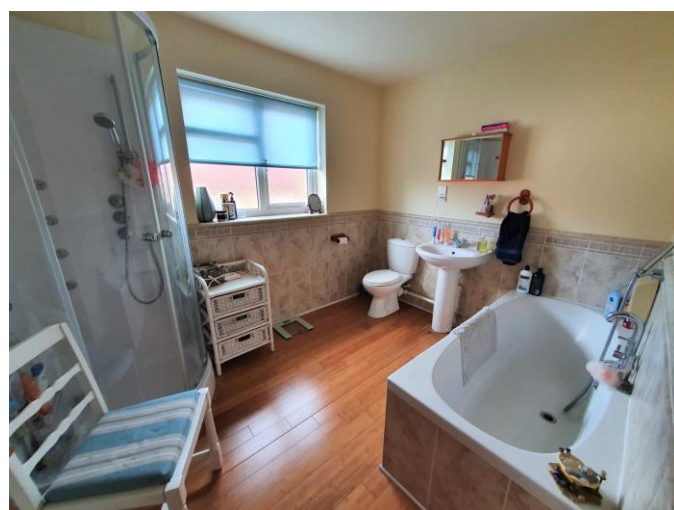
#### En-suite

Fitted with a suite comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls, extractor fan, radiator, double glazed window to side aspect.



### BEDROOM FOUR 11'5 x 8'9 (3.48m x 2.67m)

Double glazed window to front aspect, radiator.



### BEDROOM TWO 13'2 x 11'3 (4.01m x 3.43m)

Double glazed window to side aspect, radiator.

### FAMILY BATHROOM 9'11 x 7'9 (3.02m x 2.36m)

Fitted with a suite comprising of a panelled bath, separate shower cubicle with body jets, low level WC, wash hand basin, part tiled walls, extractor fan, radiator, double glazed window to side aspect.

## OUTSIDE



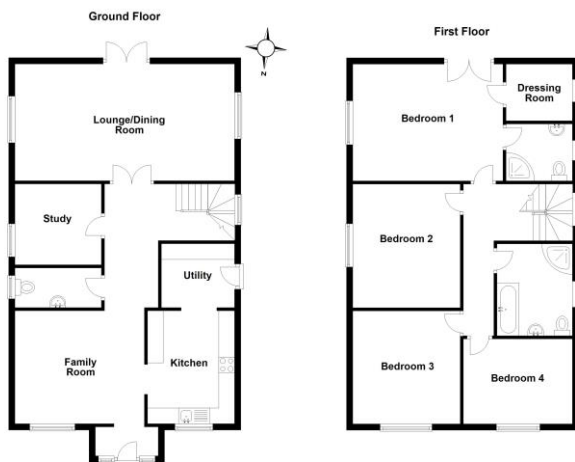
### REAR GARDEN

Approximately 50ft x 38ft (15.24m x 11.58m) laid to lawn with decked area, shingled area, metal garden shed, fenced surrounds.

### DOUBLE GARAGE

Detached with two up and over doors, light and power.

### FLOOR PLAN



Total area: approx. 162.1 sq. metres (1744.4 sq. feet)

### CURRENT COUNCIL TAX

**Band F – Central Bedfordshire Council – 2020/21**  
**- £2,926.59**

### 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

The vendor has ordered an energy performance certificate and details will be updated as soon as the certificate is available.

\*\*\* Larger print available on request \*\*\*

T: 01462 732121

F: 01462 834033

E: stephenssales@btconnect.com

E: stephensrental@btconnect.com

stephensestateagents.com

rightmove.co.uk

onthemarket.com

57 High Street Stotfold  
Hitchin Herts SG5 4LD



Stephens Estates Ltd, trading as Stephens Estate Agents.  
Registered Office: 57 High Street, Stotfold, Hitchin, Herts, SG5 4LD.  
Registered in England. Company Reg no: 4181268

