



5 Brayes Manor, Stotfold, Hitchin,
Hertfordshire, SG5 4DW

£347,500


Residential Sales & Lettings

01462 732121

sales@stephensestates.co.uk

A delightful staggered terraced home in a most sought after cul-de-sac near to the centre of Stotfold. The accommodation includes; entrance hall, kitchen, 22ft lounge, separate dining room, three good sized bedrooms and a recently updated first floor bathroom. Outside boasts an attractive rear garden stretching to at least 60ft (18.29m) with rear gated access. To the front offers parking for three vehicles leading to a single garage.

Viewing is essential.

The property in further detail comprises;

ENTRANCE HALL

Stairs to first floor, radiator.



LOUNGE 22'7 x 11'4 (6.92m x 3.45m)

Double glazed window to side aspect, double glazed patio doors to garden, radiator.



DINING ROOM 11'0 x 9'1 (3.35m x 2.77m)

Double glazed doors to rear aspect, radiator.



KITCHEN 15'3 x 9'0 (4.65m x 2.74m)

Fitted with a range of eye and base level cupboard and drawer units, roll edge work surfaces, cooker space, plumbing for washing machine, space for fridge/freezer, stainless steel 1½ bowl sink with mixer tap, understairs cupboard, complementary ceramic tiling, double glazed window to front aspect.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access.



BEDROOM ONE 11'4 x 11'0 (3.45m x 3.35m)

Double glazed window to rear aspect, radiator, coving.



BEDROOM TWO 11'0 x 9'2 (3.35m x 2.79m)

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

BEDROOM THREE 8'2 x 8'0 (2.49m x 2.44m)

Double glazed window to front aspect, radiator.



FAMILY BATHROOM

Fitted with a suite comprising of a panelled bath with shower over, low level WC, wash hand basin set into vanity unit, heated towel rail, tiled walls, tiled flooring, airing cupboard housing boiler, double glazed window to front aspect.

OUTSIDE



REAR GARDEN

Measuring at least 60ft (18.29m) in length, paved patio area leads to a lawned garden with an attractive pond feature, an extended garden shed approximately 13ft (3.96m) in length, fenced surrounds, gated rear access.

FRONT GARDEN

Driveway parking for at least three vehicles leading to garage. Small hedged boundary.

GARAGE

Single with up and over door. Light and power.

CURRENT COUNCIL TAX

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



(Rear View)

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 ***

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.



T: 01462 732121
F: 01462 834033
E: stephenssales@btconnect.com
E: stephensrental@btconnect.com
stephensstateagents.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

