



The Gardens
Stotfold, Hitchin, Herts. SG5 4HD

CHRIS MACSWEENEY
exp™ UK

www.chrismacsweeney.exp.uk.com



The Gardens

Price - £575,000

Maintained to a high standard with superb presentation, this detached bungalow offers highly versatile accommodation.

‘The Gardens’ is an established and peaceful no-through road location in the popular town of Stotfold. This detached home has been sympathetically extended over time and offers low maintenance and versatility both inside and out.

MEASUREMENTS

LOUNGE – 13'4 x 12'1 (4.06m x 3.08m)

KITCHEN/DINER 26'5 x 13'10 (8.05m x 4.22m)

UTILITY ROOM 19'5 x 8'7 plus 7'3 x 5'7

(5.92m x 2.62m plus 2.21m x 1.70m)

BEDROOM ONE 11'10 x 11'10 (3.61m x

3.61m) Including Ensuite

BEDROOM TWO 12'1 x 8'9 (3.68m x 2.67m)

BEDROOM THREE 12'10 x 10'0 (3.68m x 3.05m)

BEDROOM FOUR/STUDY 8'5 x 6'8 (2.57m x 2.03m)

OUTBUILDING 1 13'2 x 9'0 (4.01m x 2.74m)

OUTBUILDING 2 9'0 x 7'3 (2.74m x 2.21m)

plus additional outbuilding to side.

Accommodation

A useful entrance porch gives access to an internal entrance hall and further access to nearly all rooms in the property in addition to the loft. There are three double bedrooms available with a further study which could be utilized as bedroom four. The master bedroom also benefits from a replacement ensuite WC and sink. The main bathroom offers both a bath and shower unit and benefits from recent improvement.

The kitchen/dining room is a significant space measuring over 26ft (8m) in length and incorporates a modern set of kitchen cupboard units with breakfast bar and skylight above. Further access is given to a cosy lounge which gives access to the rear garden. Further beyond the kitchen is an ‘L’ shaped utility and ‘wet’ room which offers the potential for excellent storage. Terrific potential to convert the loft space (subject to permission)

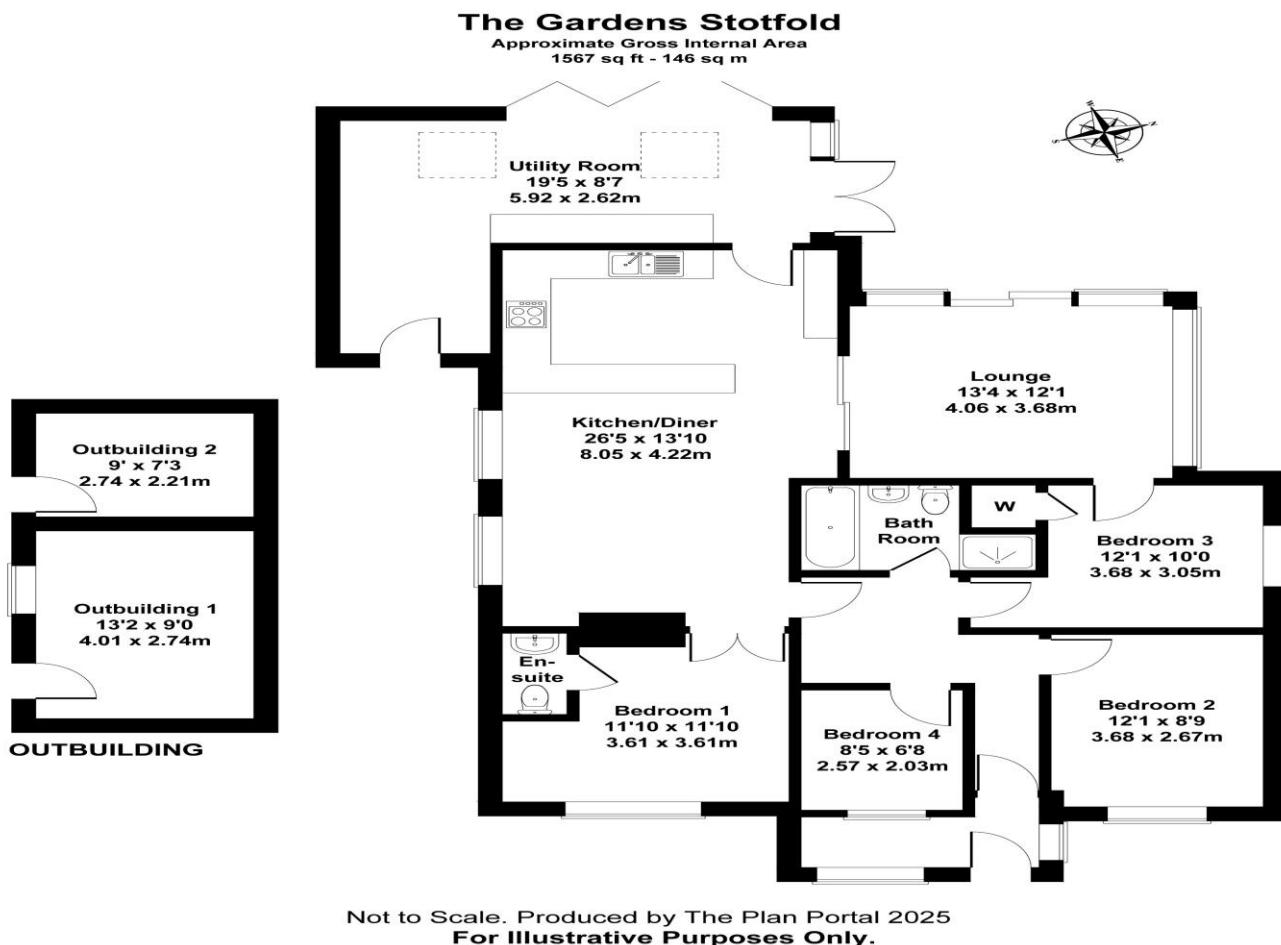
Outside

The low maintenance garden is a terrific size and boasts an enclosed lawn area, useful outbuildings, a ‘day and night’ pergola with substantial decking area plus a superb vegetable garden with raised beds, greenhouse and shed. Driveway parking to the front for two cars with potential to add further spaces.



Call Chris MacSweeney to arrange a viewing on 07468 48 88 18

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

62 D 79 C

Tel: 07468 48 88 18

Email: chris.macsweeney@exp.uk.com
www.chrismacsweeney.exp.uk.com

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