

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**77 MOWBRAY CRESCENT, STOTFOLD, HITCHIN,  
HERTS, SG5 4DY**

**Price Guide**

**£450,000**

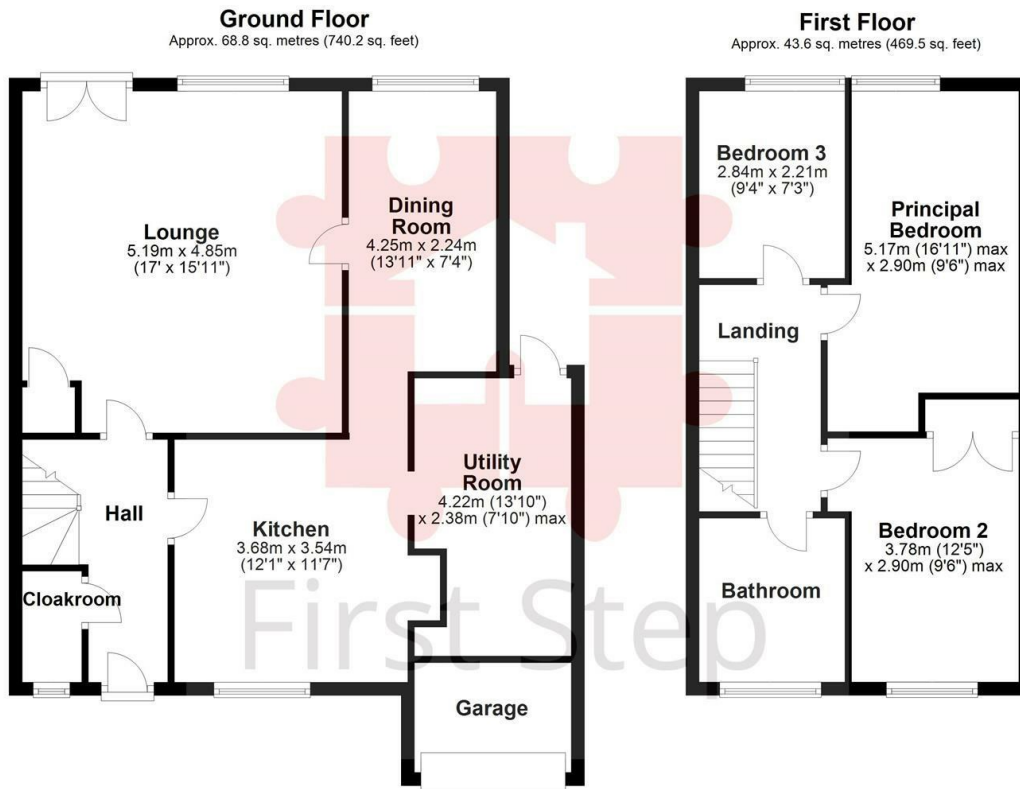


First Step



# 3 Bedroom House - Semi-Detached located in Hitchin

GARDEN HOME OFFICE... EXTENSION OPPORTUNITY (see attached)... UPGRADED Kitchen... 3 DOUBLE bedrooms... UTILITY Room... SEPARATE Dining Room... SHOWER and BATH... SECLUDED Garden... GARAGE & driveway parking...

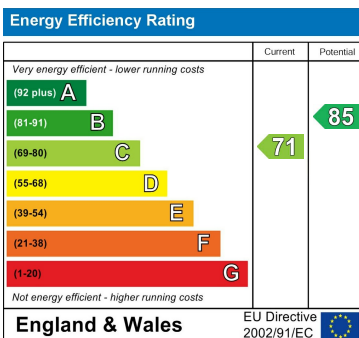


Total area: approx. 112.4 sq. metres (1209.7 sq. feet)

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step