



House - Detached (EPC Rating: C)

1 Bryony Road, Stotfold, SG5 4LS

Per Calendar Month

£1,700 Per



First Step



C

3 Bedroom House - Detached located in Stotfold

SPACIOUS WELL PRESENTED 3 BEDROOM DETACHED HOME... SITUATED ON THE POPULAR GREENACRES DEVELOPMENT... PRINCIPAL BEDROOM WITH EN-SUITE... SPACIOUS KITCHEN DINER WITH INTEGRATED APPLIANCES... GARAGE AND DRIVEWAY ... SOUTH FACING GARDEN... AVAILABLE MAY 2024

GROUND FLOOR

ENTRANCE HALL

Carpet. Shoe Storage. Radiator. Ceiling light. Hive thermostat.

KITCHEN/DINER

Spacious kitchen diner with a range of base and wall cupboards. Integrated appliances included - Dishwasher, fridge/ freezer, washing machine. Electric oven and gas hob. Window to front aspect and side aspect. Tiled flooring.

CLOAKROOM

Vinyl flooring. Pedestal sink. W/C. Tiled splashback. Ceiling light. Radiator.

LOUNGE

Patio doors leading to rear garden. Carpet. Windows to front and side aspect. Radiator. Ceiling lights. BT Point. TV Point.

FIRST FLOOR

LANDING

Window to rear. Carpet. Cupboard housing water tank. Ceiling light. No access to loft.

PRINCIPAL BEDROOM

Window to side aspect. Built in wardrobes. TV point. Radiator. Carpet.

EN-SUITE

Frosted window to front aspect. Ceiling light. Vinyl flooring. Large shower with sliding door. Pedestal sink. W/C. Shaver point. Wall mirror. Heated towel rail.

BEDROOM 2

Window to front aspect. Carpet. Fitted wardrobes. Ceiling light. Radiator.

BEDROOM 3

Window to side aspect. Carpet. Radiator. Ceiling light.

FAMILY BATHROOM

Frosted window to front aspect. Vinyl flooring. Ceiling light. Panelled bath, basin and W/C. Handheld Shower with glass screen. Shaver point. Wall mirror. Heated towel rail.

EXTERNAL

FRONT GARDEN

Paved pathway leading to front door.

REAR GARDEN

Light. Tap. Laid to lawn. Patio area. Access to rear of garage. South Facing. Power.

GARAGE

Single garage with up and over door. Light and power. Parking for one car to front of garage.

LOCAL AREA

This property is situated on a popular development within walking distance to all local amenities.

There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy. Pixbrook Academy & Samuel Whitbread Academy.

Stotfold is centrally located to all major link roads A1, link

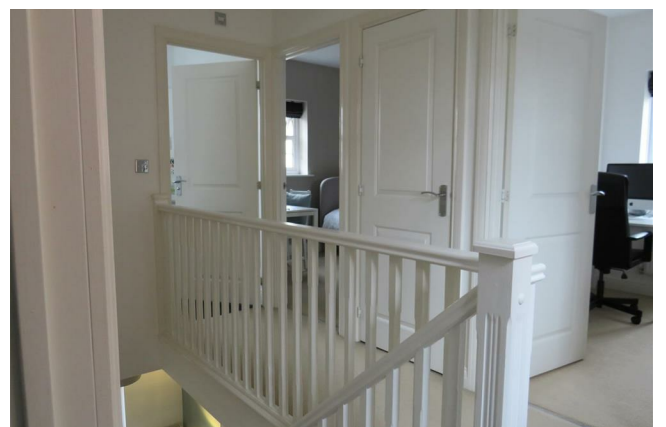
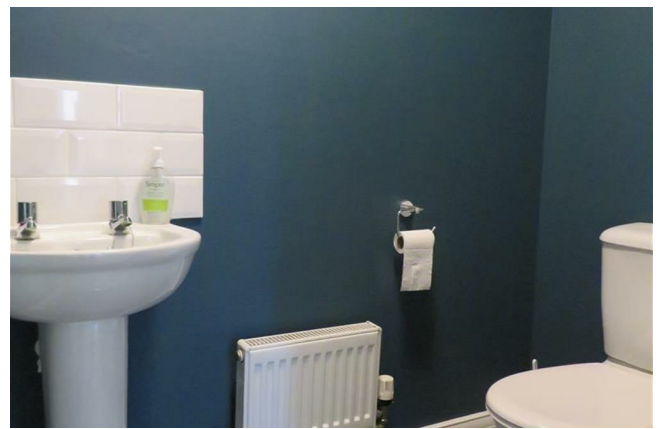


roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

AGENT NOTES

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.



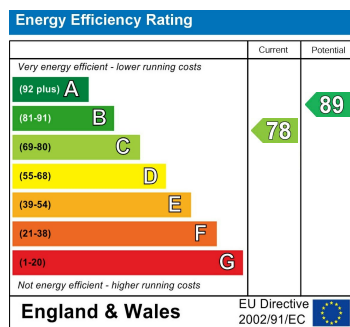


First Step Lettings | Unit 2 Stotfold Road, Arlesey, Bedfordshire, SG15 6XP

Council Tax Band

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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