

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**9 Prince Harry Close, Stotfold, Hitchin, Herts,
SG5 4PT**

Price Guide

£279,000



First Step



1 Bedroom House - Semi-Detached located in Stotfold, Hitchin

CHAIN FREE.. peaceful NO THROUGH ROAD location... GARAGE plus 2 PARKING SPACES... NEWLY UPGRADED Kitchen... Spacious Lounge/Diner... LARGE BEDROOM with Excellent STORAGE... Immaculately presented...

CHAIN FREE...

IMMACULATELY PRESENTED...

GARAGE PLUS PARKING...

OUTSIDE PERSONAL SPACE...

NEWLY UPGRADED KITCHEN...

Spacious Coach house comprising good sized lounge/diner leading through to upgraded kitchen, bedroom with excellent storage & shower room.

Externally is a paved seating area, garage and 2 parking spaces.

Entrance Hallway

Composite door leading into entrance hallway with door leading into garage with stairs leading to landing.

Lounge/Diner

21'1" x 10'0"

Two double glazed windows to front aspect fitted with venetian blinds. Vinyl flooring, TV point. Open plan leading to:

Kitchen

9'5" x 8'11"

Double glazed window to rear aspect fitted with roller blind. Dark grey modern kitchen with wall & base units & complementary work surface. Integral appliances comprising of: fridge freezer, dishwasher & washing machine (newly installed Dec 2023).

Landing

Double glazed window to rear aspect fitted with venetian blind. Door to shelved storage cupboard housing Icos boiler. Doors leading to:

Bedroom

13'10" x 9'4"

Double glazed window to front aspect fitted with venetian blind. Two door built-in wardrobe plus further built in storage cupboard. Vinyl flooring, TV point.

Shower Room

Double glazed window to rear aspect fitted with roller blind. Fully tiled shower cubicle fitted with wall mounted shower & glass screen.

EXTERNAL

Front Aspect

Paved garden area with raised planters laid to established shrubs.

Garage & Parking

17'5" x 8'11"

Single garage with up and over door, fitted with power light & tap with an additional storage area to rear of garage. Door leading into entrance hallway. Two allocated parking spaces.

Additional Material Information

Freehold

EPC Rating C

Council Tax: Band C

Mains electric, gas and water

Traditional brick construction



Local Area

This property is situated in a cul-de-sac location within walking distance to all local amenities, shops & chemist.

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.

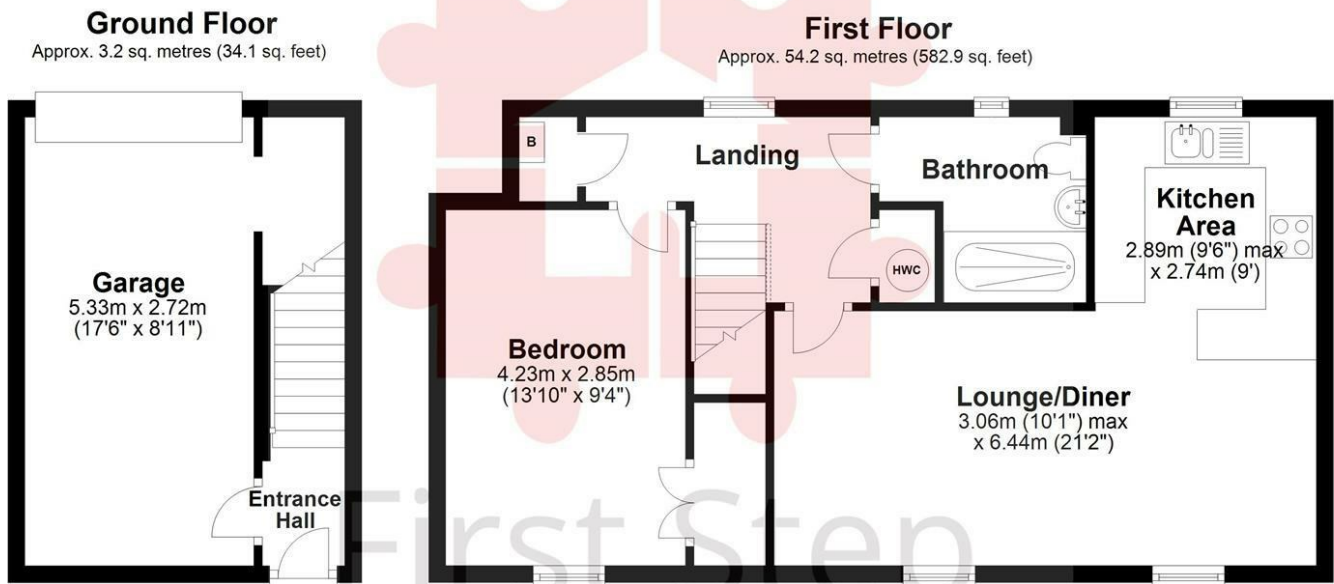
Agents Note

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.





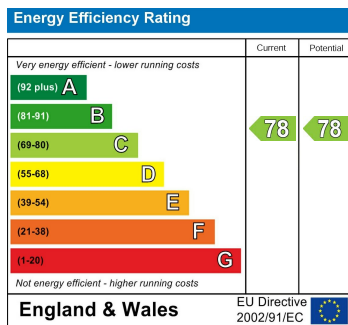


Total area: approx. 57.3 sq. metres (617.1 sq. feet)

Council Tax Band

C

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