

FREEHOLD



House - Detached (EPC Rating: D)

**26 Astwick Road, Stotfold, Hitchin, Herts, SG5 4AT**

**Price Guide**

**£625,000**



First Step



# 4 Bedroom House - Detached located in Stotfold, Hitchin

4 DOUBLE Bedrooms... Large SOUTH WEST facing garden... Parking for MULTIPLE CARS... Lounge with WOOD BURNER... UTILITY Room... STUDY... Excellent STORAGE... ROLL TOP BATH... Separate DINING Room...

SUBSTANTIAL CHARACTER DETACHED FAMILY HOME...

LARGE SOUTH WEST FACING GARDEN...

DRIVEWAY PARKING FOR MULTIPLE CARS...

The ground floor comprises of entrance hallway leading to utility & shower room, inner hallway, dining room, kitchen, living room & study.

There are 4 double bedrooms & large family bathroom.

Externally is a large south west facing garden & off road parking for multiple cars.

## GROUND FLOOR

### Entrance Hallway

UPVC door leading into entrance hallway. Velux window to front aspect. Under stair storage area. Ceramic tiled flooring. Opening leading to inner hallway with doors leading to:

### Utility Room

Double glazed window to side aspect. Units fitted with work surface. Wall mounted Bosch Worcester boiler. Stainless steel sink. Space for washing machine & tumble dryer. Ceramic tiled flooring.

### Shower Room

Double glazed window to side aspect. White suite comprising: fully tiled shower cubicle fitted with wall mounted electric shower, wc, wash hand basin. Ceramic tiled flooring. Loft access.

### Study

10'8" x 8'4"

Double glazed window to front aspect. Carpet.

### Inner Hallway

13'5" x 8'5"

A good size inner hallway, ideal as an additional study area. Part ceramic tiled, part carpet. Archway leading to Dining room.

### Dining Room

11'5" x 8'8"

Two double glazed windows to front aspect. Carpet. Door leading to:

### Kitchen

12'2" x 11'6"

Double glazed window to rear aspect fitted with roller blind with half glazed door leading to garden. Kitchen comprising wooden Shaker style eye & base level units incorporating pull out larder cupboard with basket storage, 2 carousels & 2 pan drawer sets with granite work surface. Butler sink. Integrated 'Neff' slide & hide electric oven and eye level 'Neff' multi-functional oven/microwave with 'Neff' plate warmer. Built-in 'Neff' plate ceramic halogen hob with extractor hood. Space for dishwasher. Space for American style fridge/freezer. Integrated wine cooler. Ceramic tiled flooring.

### Lounge

24'6" x 13'0"

Two double glazed windows to rear aspect & double glazed door leading to garden. Original feature brick built fireplace with inset wood burner & brick hearth. Solid wood flooring, TV point.

## FIRST FLOOR

### Landing

Built-in storage cupboard. Carpet. Doors to all rooms.



#### Bedroom 1

12'6" x 12'0"

Dual aspect double glazed window to rear & front aspect with window seat. A range of built-in wardrobes with matching drawer pack & 2 bedside cabinets. Ornate cast iron fireplace. Carpet. Loft access.

#### Bedroom 2

12'3" x 11'6"

Double glazed window fitted with roller blind to rear aspect. A range of fitted bedroom furniture. Carpet.

#### Bedroom 3

12'2" x 9'6"

Double glazed window to rear aspect. A range of fitted bedroom furniture. Carpet.

#### Bedroom 4

11'6" x 8'8"

Two double glazed windows to front aspect, fitted with roller blinds. A range of fitted bedroom furniture. Carpet.

#### Bathroom

Double glazed Velux window to front aspect. Victorian style roll top bath fitted with mixer tap & shower attachment., wc, pedestal wash hand basin. Wall lights, inset LED lighting to the floor. Shaver point. Stained floorboards.

#### EXTERNAL

##### Front Aspect

Large block paved driveway with plants to borders with off road parking for multiple vehicles. Side gated access leading to rear aspect. CCTV camera.

##### Rear Garden

Large established southwest facing garden planted with a vast array of mature plants, flowers & trees. Paved patio seating area leading to lawn. Cement block storage shed, wooden shed plus two log sheds. External power, outside tap. Gated access leading to front aspect. CCTV camera.

##### Additional Material Information

EPC Rating: D

Council Tax Band E

Freehold

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

Wood Burner

Sharp security alarm system



#### Local Area

The property is situated close to all local amenities.

The property is situated within walking distance of St Marys Academy, Roecroft Lower School, along with Pixbrook & Etonbury Academy and the nearby 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 & St Pancras via Arlesey is approximately 38mins.

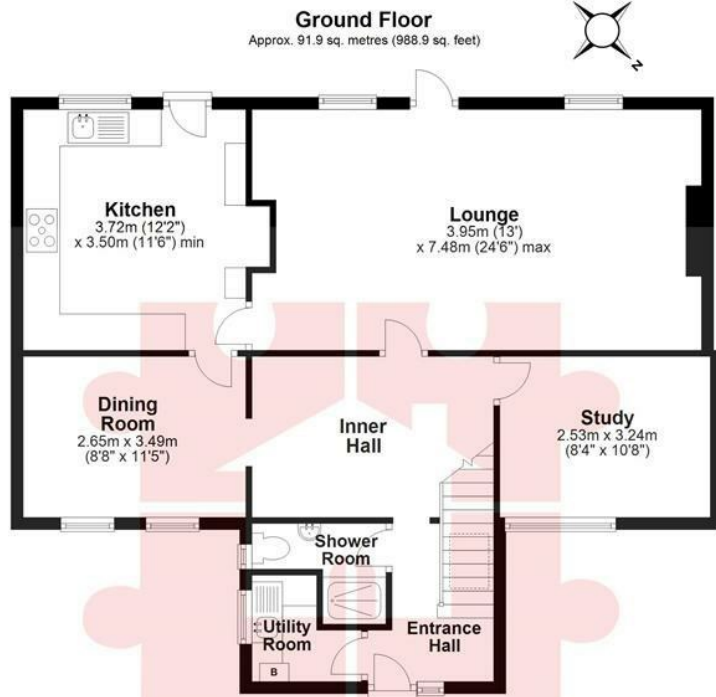
#### Agents Note

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.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



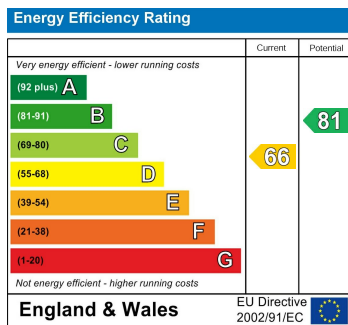




Total area: approx. 156.6 sq. metres (1685.4 sq. feet)

Council Tax Band

Energy Performance Graph



Call us on

**01462 659 730**

**sales@firststep.ltd**

**www.firststep.ltd**

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**