

FREEHOLD



House - Mid Terrace (EPC Rating: C)

18 Brayes Manor, Stotfold, Hitchin, Herts, SG5 4DW

Price Guide

£385,000



First Step



3 Bedroom House - Mid Terrace located in Stotfold, Hitchin

PEACEFUL NO THROUGH ROAD LOCATION... 3 GOOD sized Bedrooms... Secluded SOUTH WEST facing garden.. LOUNGE with DOOR LEADING to garden... GARAGE plus Driveway... Modern fitted Kitchen...

SITUATED IN A PEACEFUL NO THROUGH ROAD... **FIRST FLOOR**

PRIVATE SOUTH WEST FACING GARDEN...

GARAGE PLUS DRIVEWAY...

On the ground floor is the kitchen and lounge with door to rear garden.

The first floor comprises of 3 good sized bedrooms & family bathroom.

Externally is a private south west rear garden, garage & driveway parking.

GROUND FLOOR

Entrance Hallway

Fully glazed door leading into entrance hallway. Laminate flooring. Under stair cupboard. Consumer unit. Built-in under stair area currently housing fridge freezer. Stairs to first floor with doors leading to:

Kitchen

Double glazed window to front aspect fitted with roller blind. Cream kitchen fitted with wall & base units & complementary work surface. Space for washing machine, dishwasher & cooker with extractor. Composite sink. Laminate flooring.

Lounge/Diner

20'10" x 10'10"

Two double glazed windows to rear aspect with fully glazed door leading into rear garden. Laminate flooring, TV point.

Landing

Carpet, Loft access: partially boarded fitted with light. Doors leading to:

Bedroom 1

11'5" x 10'11"

Double glazed window to rear aspect fitted with roller blind. Carpet.

Bedroom 2

10'11" x 9'1"

Double glazed window to rear aspect fitted with roller blind. Carpet.

Bedroom 3

8'3" x 7'10"

Double glazed window to front aspect fitted with roller blind. Carpet.

Bathroom

Double glazed privacy window to front aspect fitted with roller blind. White suite comprising: fully tiled bath fitted with wall mounted shower & glass screen. Vanity unit inset with wash hand basin, wc. Ceramic tiled flooring, chrome heated towel rail. Door to airing cupboard housing combi boiler.

EXTERNAL

Front Aspect

Driveway with pathway leading to front door with lawn area.



Rear Aspect

Private rear south west facing garden with fence perimeter. Patio area leading to lawn with rear gated access. External tap, outside light. Wooden garden shed.

Garage

14'7" x 7'8"

Single garage with up & over door. Driveway parking for 2 vehicles.

Additional Material Information

Freehold

EPC Rating C

Council Tax: Band C

Mains electric, gas and water

Traditional brick construction

Small development with trees with TPO's

Private pathway to rear of property

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

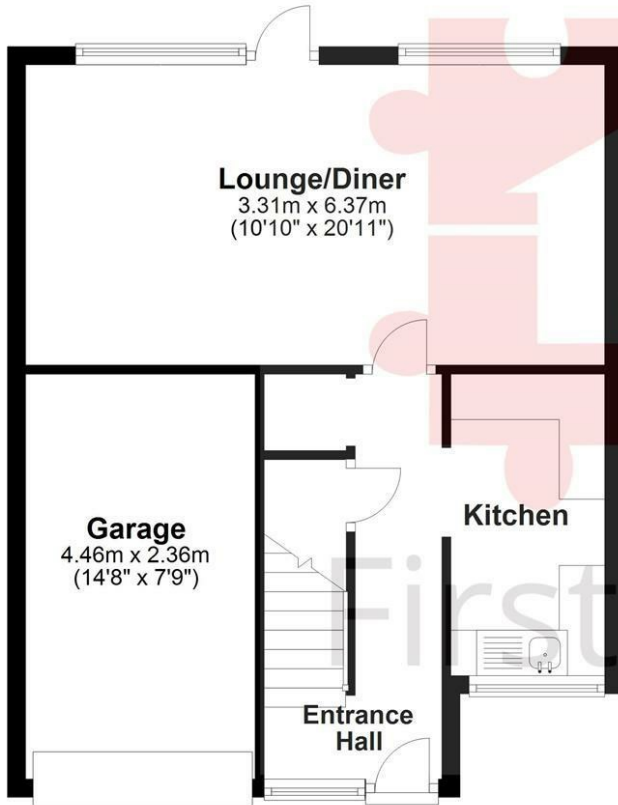
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.





Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)

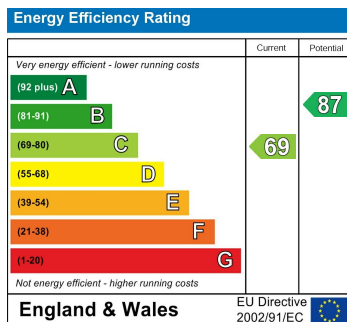


Total area: approx. 73.2 sq. metres (787.9 sq. feet)

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