

FREEHOLD



Bungalow (EPC Rating: E)

6 Roe Close, Stotfold, Hitchin, Herts, SG5 4HX

Price Guide

£445,000



First Step



E

2 Bedroom Bungalow located in Stotfold, Hitchin

CHAIN FREE... Sought after PEACEFUL LOCATION... 2/3 Bedrooms... PRIVATE SOUTH FACING GARDEN... Parking for 3/4 CARS... Lounge with BAY WINDOW... Central location and close to all amenities... CONSERVATORY...

CHAIN FREE...

DETACHED BUNGALOW IN SOUGHT AFTER LOCATION...

PEACEFUL NO THROUGH ROAD...

PRIVATE SOUTH FACING GARDEN...

EXCELLENT PARKING...

This detached bungalow was formerly 3 beds, but 2 bedrooms have been converted into 1. There is a dual aspect lounge, bathroom and kitchen. Bedroom 2 has French doors leading into a conservatory which opens onto the private south facing garden.

Front Entrance Hallway

UPVC front door with obscured glazed panels to side. Cupboard with shelving, carpet. Leading to:

Cloakroom

Window to side aspect. White suite comprising: Wall mounted wash hand basin., low level flush wc, radiator, carpet.

Internal Hallway

Carpet, wooden hand rail, hatch into lounge. Loft hatch access, fitted with ladder. Doors leading to:

Kitchen/Diner

14'3" x 8'5"

Dual aspect window to side and rear. Kitchen fitted with white wall & base units with complementary work surface and fully tiled splash back walls, stainless steel sink with

mixer tap. Freestanding washing machine and gas cooker.. Wooden corner seating. Carpet, hatch into lounge,.

Lounge

17'4" x 12'5"

Dual aspect window to side and bay window to front. Carpet, gas fire with back boiler (serviced annually), radiator.

Bathroom

Window to rear aspect. White suite comprising: Vanity unit with wash hand basin, partially tiled bathroom fitted with panelled bath with wall mounted shower. Grab rail over bath, push basin wc. Carpet, radiator.

Bedroom 1

18'3" x 8'11"

Window to front and side aspect. Carpet.

Bedroom 2

10'11" x 10'5"

French doors to conservatory. Carpet.

Conservatory

9'8" x 7'8"

UPVC half height glazing with French doors to rear garden. Carpet.

EXTERNAL

Front Aspect

Low level hedge to perimeter with paved pathway leading to front door with lawn area to front. Gated access to covered side driveway leading to garage, and rear garden.



Rear Aspect

Secluded south facing rear garden with small patio area leading to lawn with established shrubs. Personal door leading to garage. Paved pathway to side access with access leading to front aspect. Outside tap.

Garage and Parking

Single garage with gated doors. Power and light to garage. Personal door to side. Driveway parking for 3/4 cars.

Additional Material Information

Freehold

EPC Rating: current E but with the potential of achieving a B

Council Tax: Band D

Mains electric, gas and water

Possible asbestos roof to garage

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

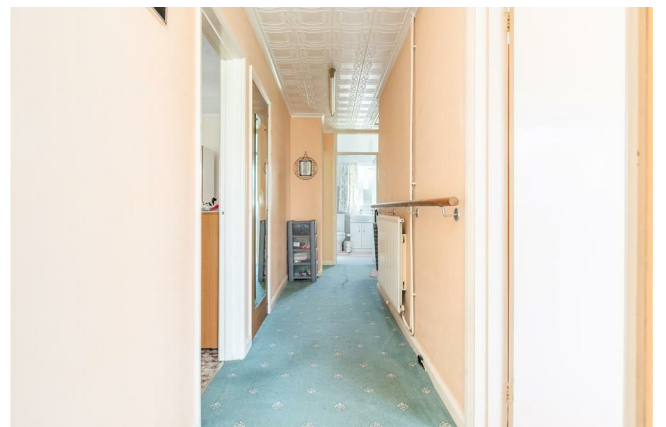
& Samuel Whitbread Academy.

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.

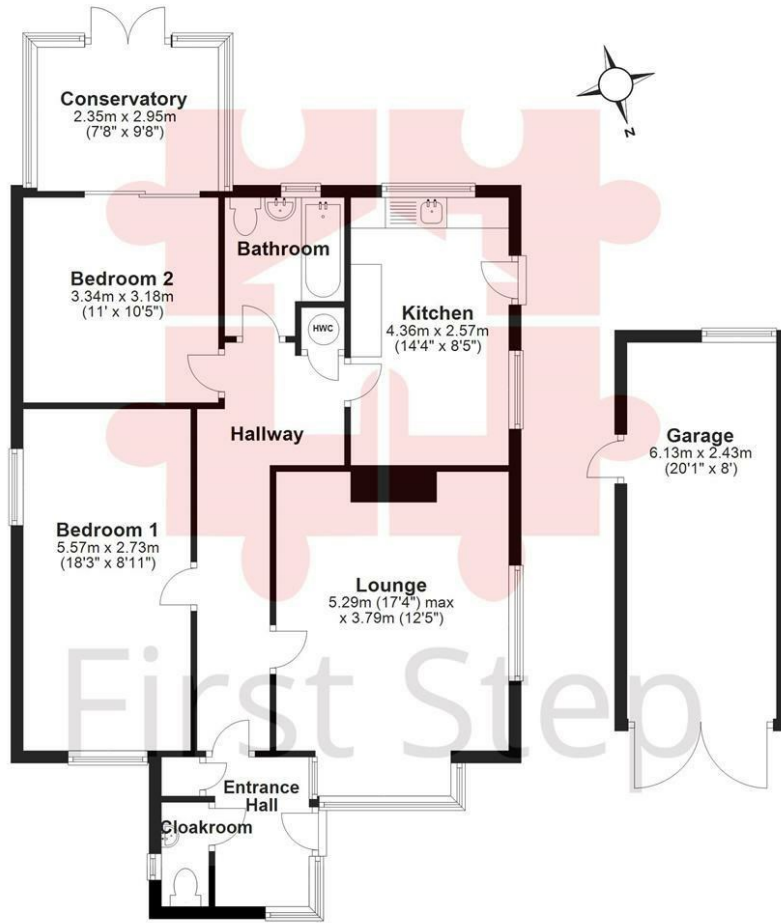
Agents Notes

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.





Ground Floor
Approx. 86.2 sq. metres (927.9 sq. feet)

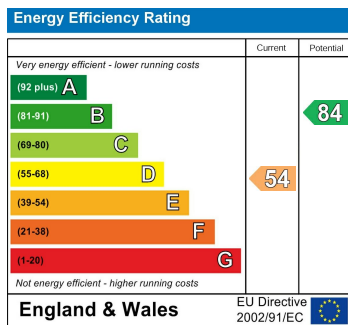


Total area: approx. 86.2 sq. metres (927.9 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

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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