

FREEHOLD



House - Mid Terrace (EPC Rating: B)

17 Hawthorn Croft, Stotfold, Hitchin, Herts, SG5 4RT

Price Guide

£439,950



First Step



4



2



1



B

4 Bedroom House - Mid Terrace located in Stotfold

4 DOUBLE bedrooms... ENTERTAINING Kitchen/Dining Room... UTILITY... WOODEN SHUTTERS... EV Car Charger... Low Maintenance Garden.. CARPORT including 3 PARKING SPACES... IMMACULATELY PRESENTED...

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4 DOUBLE BEDROOMS...

LOW MAINTENANCE GARDEN...

EV CHARGER...

On the ground floor is the lounge, kitchen/dining room, utility room & cloakroom.

The first floor comprises of 3 double bedrooms & bathroom.

The principal bedroom is on the top floor with en-suite shower room.

Externally is a low maintenance rear garden with carport parking, 3 parking spaces & EV charger

GROUND FLOOR

Entrance Hallway

Composite door leading into entrance hallway. Bespoke understair storage. Wall mounted consumer unit. Herringbone Amtico flooring. Door to understair workstation/small office area, fitted with light. Hive heating. Stairs to first floor with doors leading to:

Lounge

14'2" x 10'6"

Double glazed window to front aspect fitted with wooden shutters. TV point, Herringbone Amtico flooring.

Kitchen/Dining Room

17'6" x 11'0"

Double glazed window to rear aspect fitted with venetian blind with French doors leading to garden. White gloss kitchen fitted with complementary work surface. Space for dishwasher & fridge freezer. Integrated dishwasher, eyeline double oven with 4 ring gas hob & extractor. Stainless steel sink. Ideal boiler housed in wall unit. Ceramic tiled flooring. Door leading to:

Utility Room

White gloss base units with complementary work surface, space for washing machine. Ceramic tiled flooring.

Cloakroom

White suite comprising: wc, pedestal wash hand basin. Amtico flooring.

FIRST FLOOR

Landing 1

Bedroom 2

13'6" x 8'7"

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

Bedroom 3

10'5" x 9'7"

Double glazed window to front aspect fitted with wooden shutters. Carpet.

Bedroom 4

9'8" x 8'8"

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



SECOND FLOOR

Landing 2

Carpet. Door leading to:

Principal Bedroom

20'0" x 14'3" (into bay)

Dormer window to front aspect fitted with wooden shutters & Velux window to rear aspect. Carpet. Door to large walk-in closet. Door leading to:

En-suite Shower Room

Velux window to rear aspect. White suite comprising: fully tiled shower cubicle fitted with wall mounted shower & glass screen.

EXTERNAL

Front Aspect

Pathway to front door with small artificial lawn area. Wall mounted electric car charger.

Rear Aspect

Low maintenance rear garden decked seating area leading to artificial lawn with gated access leading to front of property. Further decked seating area. Raised planters to

borders laid to established shrubs. External tap. Wooden play structure.

Carport

Carport parking for 1 vehicle with TWO additional parking spaces (one tandem to car port and one in front of property). Metal storage container.

Additional Material Information

Freehold

Council tax: Band E

EPC: Rating B

Solar panels: Owned by vendors, but no payback

Estate Management Fee: Approx £250 per annum

Electric Car Charger

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

Local Area

This property is situated on the Beauchamp Mill estate in Stotfold and is close to all local amenities.

There are two lower schools in Stotfold, Roecroft lower



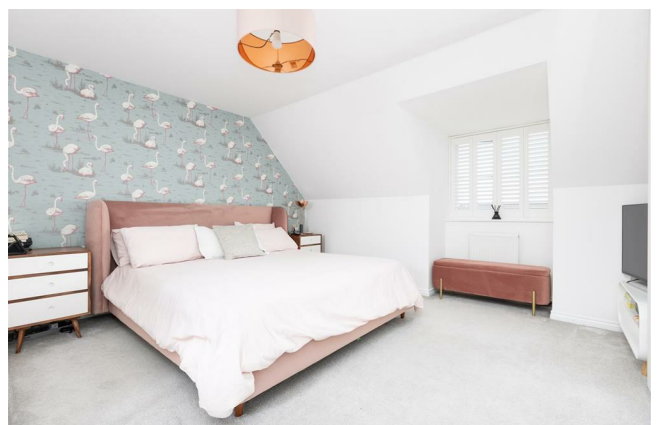
school & St Marys Academy with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

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.

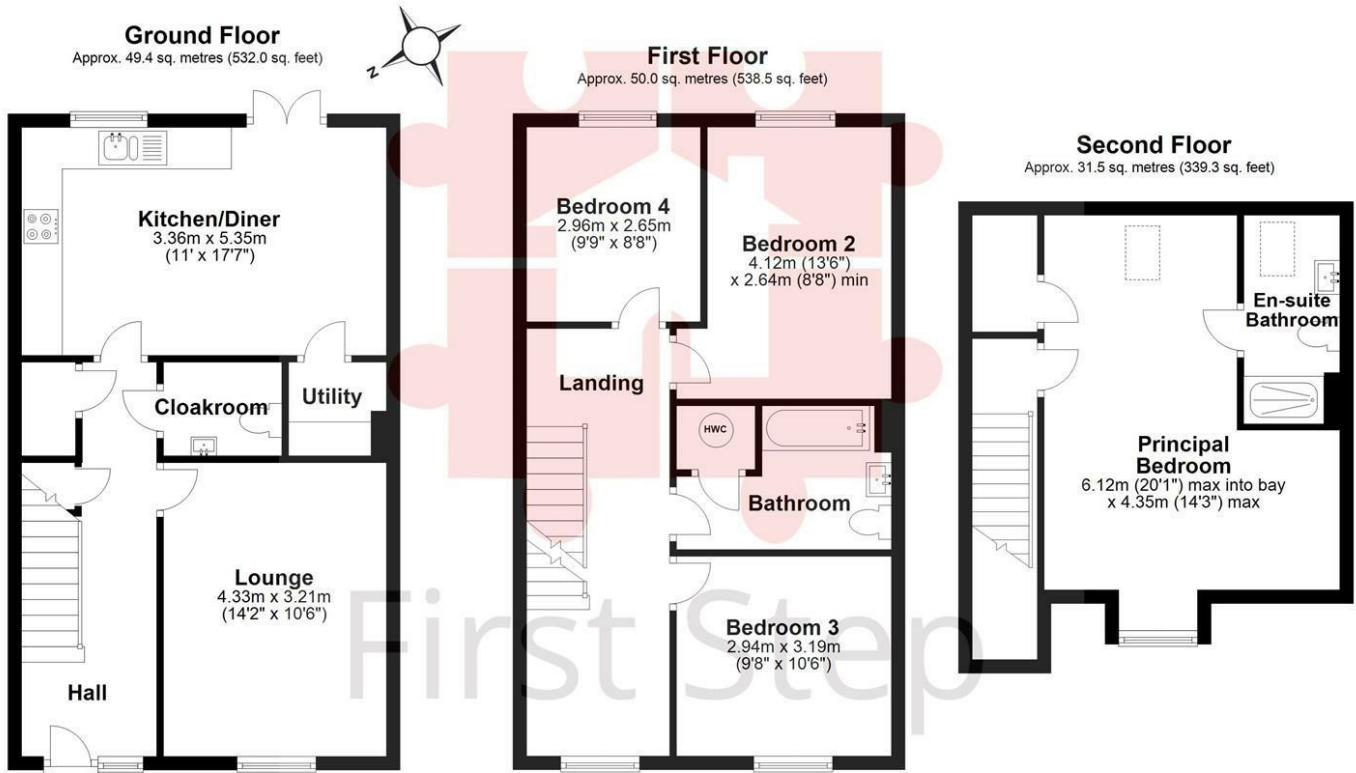
In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants

Agents Note

The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first.



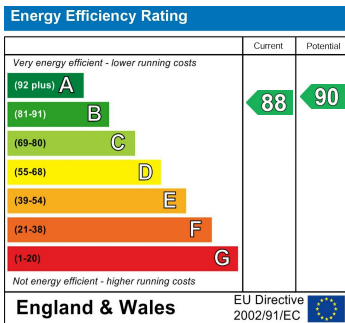




Council Tax Band

E

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