

FREEHOLD



House - Townhouse (EPC Rating: B)

# 15 Hawthorn Croft, Stotfold, Hitchin, Herts, SG5 4RT

## £425,000



First Step



# 4 Bedroom House - Townhouse located in Stotfold, Hitchin

COMPLETED UPWARD CHAIN!!!!... Welcome to Hawthorn Croft a charming property that could be your next dream home! This spacious house boasts a spacious 1,496 sq ft of living space, perfect for a growing family.

As you step inside, you'll be greeted by a light reception room, ideal for relaxing with family and an impressive kitchen/dining room perfect for entertaining guests.

With four double bedrooms, there's plenty of space for everyone to have their own sanctuary or for guests to stay over comfortably.

Built in 2015, this modern property offers all the conveniences of a newer home, ensuring a hassle-free living experience.

Located in the picturesque Hawthorn Croft, you'll enjoy the tranquillity of suburban living while still being within easy reach of local amenities and transport links. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community.

COMPLETED UPWARD CHAIN...

4 DOUBLE BEDROOMS...

LOW MAINTENANCE GARDEN...

CARPORT PARKING PLUS PARKING FOR 3 ADDITIONAL CARS

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

The first floor comprises of 4 DOUBLE bedrooms & family bathroom.

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

Externally is a low maintenance rear garden with carport parking for 1 car PLUS 3 additional parking spaces

## GROUND FLOOR

### Entrance Hallway

Composite door leading into entrance hallway. Understairs storage. Wall mounted consumer unit. Luxury laminate flooring. 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, Amtico flooring.

### Kitchen/Dining Room

17'6" x 11'0"

Double glazed window to rear aspect with French doors leading to rear garden. Grey high gloss kitchen fitted with

complementary work surface. Integrated dishwasher, fridge/freezer, eyeliner double oven with 4 ring gas hob & extractor. Stainless steel sink. Ideal boiler housed in wall unit. Continuation of luxury laminate flooring. Door leading to:

### Utility Room

Grey high gloss units with complementary work surface, integrated washing machine. Continuation of luxury laminate flooring.

### Cloakroom

White suite comprising: wc, pedestal wash hand basin. Continuation of luxury laminate flooring.

## FIRST FLOOR

### Landing 1

Double glazed window to front aspect. Carpet. Doors leading to:

### Bedroom 2

13'6" x 8'7"

Double glazed window to rear aspect. Carpet.

### Bedroom 3

10'5" x 9'7"

Double glazed window to front aspect. Carpet.

### Bedroom 4

9'8" x 8'8"

Double glazed window to rear aspect. Carpet.

### Family Bathroom

White suite comprising: wc, pedestal wash hand basin, fully tiled panelled bath wall mounted shower and hand held shower, fitted with glass screen, vinyl flooring. Full height door to airing cupboard fitted with shelves.

## SECOND FLOOR



### Landing 2

Carpet. Door leading to:

### Bedroom 1 Suite

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

Dormer window to front aspect & Velux window to rear aspect. Carpet. Loft access, fitted with light. Door leading to:

### En-suite Shower Room

Velux window to rear aspect. White suite comprising: wc, pedestal wash hand basin, fully tiled shower cubicle fitted with wall mounted shower & glass screen. Heated towel rail, vinyl flooring.

### EXTERNAL

#### Front Garden

Storm porch, step to front door. Small shingle area.

#### Rear Garden

Entertaining decking area with wooden handrail, stepping down to low maintenance garden fitted with astroturf. Raised borders, purple slate border, fence perimeter with gated access to front aspect. External power points and light plus water tap.

### Car Port & Parking

Carport parking for 1 vehicle with solar light, plus THREE additional parking spaces on block paved area in front of carport.

### Additional Property Information

Freehold

Council tax: Band E

EPC: Rating B

Solar panels: Owned by vendors, but no payback

Estate Management Fee: Approx £250 per annum

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.

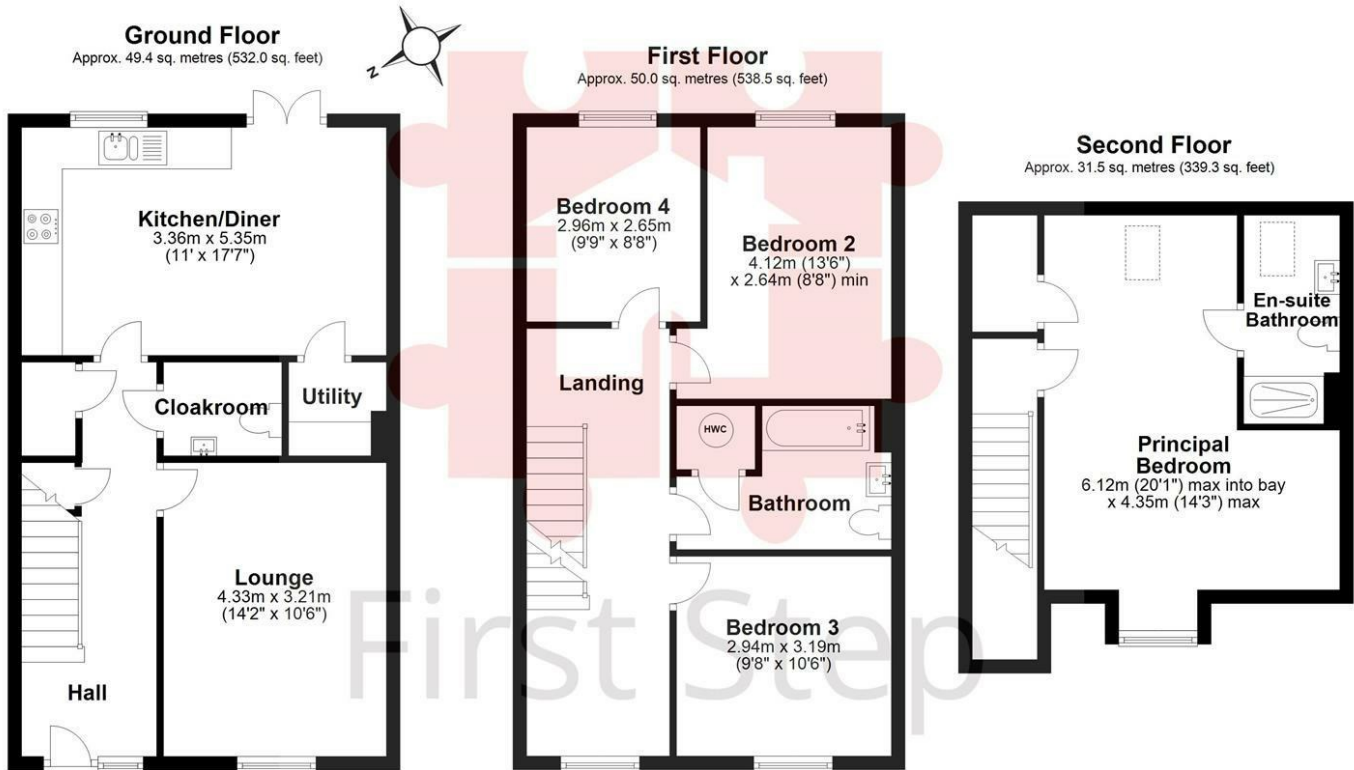
In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants

#### 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.



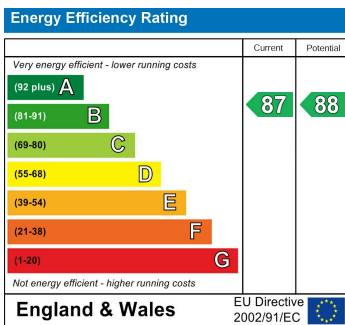




Council Tax Band

**E**

Energy Performance Graph



Call us on

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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**