

FREEHOLD



House - Detached (EPC Rating: E)

**Hillview Brook Street, Stotfold, Hitchin, Herts,
SG5 4LA**

Price Guide

£425,000



First Step



3



1



1



E

3 Bedroom House - Detached located in Stotfold

SITUATED ON A LARGE PLOT... Detached Home... 1930's features... LOUNGE with Bay Window... KITCHEN/Breakfast Room... LARGE REAR/SIDE Garden... Gated DRIVEWAY parking for 4 cars...

MUST BE SEEN...

SIDE GARDEN, REAR GARDEN PLUS COURTYARD...

SITUATED ON A LARGE PLOT...

On the ground floor is the Lounge area leading to dining area & kitchen/breakfast room.

The first floor comprises of Principal Bedroom plus 2 further bedrooms and family bathroom.

Externally is a large side garden, a rear garden plus a smaller courtyard area. Gated driveway parking for multiple cars.

GROUND FLOOR

Entrance Hallway

Door leading into entrance hallway. Under stairs storage cupboard. Door to shelved utility cupboard fitted with coat hooks. Laminate flooring. Doors leading to:

Lounge

13'4" x 11'8"

Bay window to front aspect. Feature fireplace fitted with back boiler. Laminate flooring. TV point. Feature arch leading to:

Dining Area

11'8" x 11'4"

French doors leading to rear garden. Two feature arches. Laminate flooring.

Kitchen/Breakfast Room

15'4" x 9'1"

Double glazed window to rear aspect with door leading to side aspect. Fitted kitchen with oak wall & base units with complementary work surface & breakfast bar fitted with base units. Space for washing machine, cooker & fridge freezer. Composite sink. Laminate flooring.

Landing

Double glazed window to side aspect. Carpet. Loft access: partially boarded fitted with light & ladder. Doors leading to:

Principal Bedroom

13'4" x 11'8"

Bay window to front aspect. Two door built-in cupboard housing hot water tank. Carpet.

Bedroom 2

11'8" x 11'3"

Double glazed window to rear aspect. Carpet.

Bedroom 3

Double glazed window to rear aspect. Carpet.

Bathroom

Double glazed window to front aspect, fitted with venetian blind. White suite comprising: fully tiled panelled bath, pedestal wash hand basin, wc. Vinyl flooring, chrome heated towel rail.

EXTERNAL

Front Aspect

Low level fence fitted with solar lights. Hedge perimeter with gated access leading to block paved driveway. Established shrubs to borders.



Side Courtyard

Paved courtyard to side aspect with slate borders & gated access to front aspect. External light.

Side Garden

Secluded garden area mainly laid to lawn with fence perimeter. Paved seating area. Wooden garden shed. water butts.

Rear Garden

Secluded garden laid to lawn with established borders. Raised astroturf area. External light.

Driveway

Gated access, block paved driveway with parking for 4 vehicles.

Additional Material Information

Freehold

EPC Rating E

Council Tax: Band D

Mains electric, gas and water

Traditional brick construction which has been rendered on all external surfaces.

Local Area

This property is situated 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

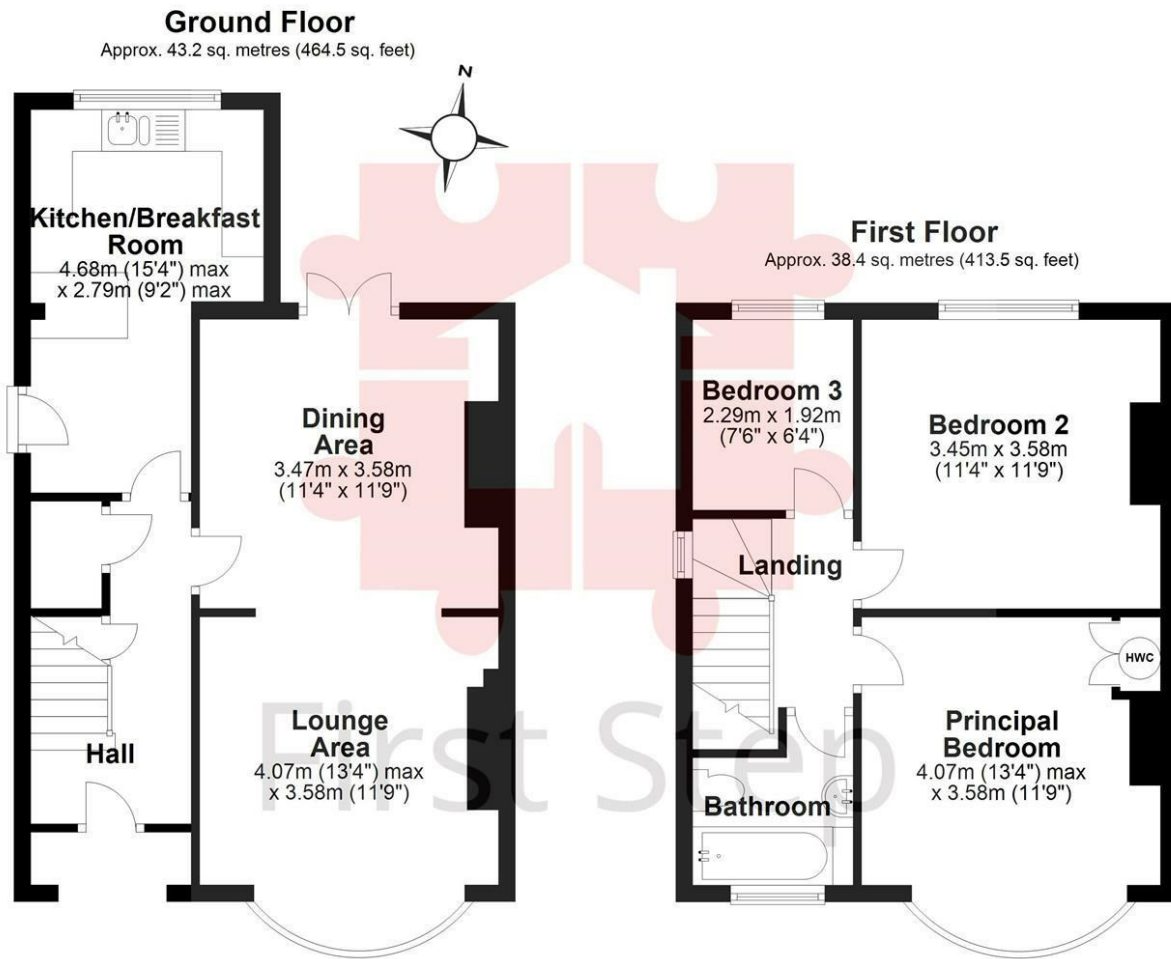
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are



approximate and therefore may be subject to a small margin of error



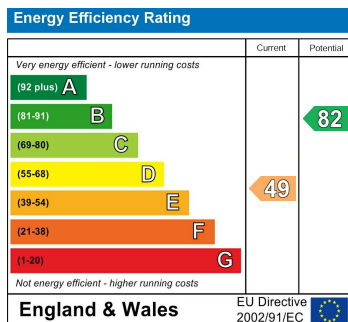




Council Tax Band

D

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