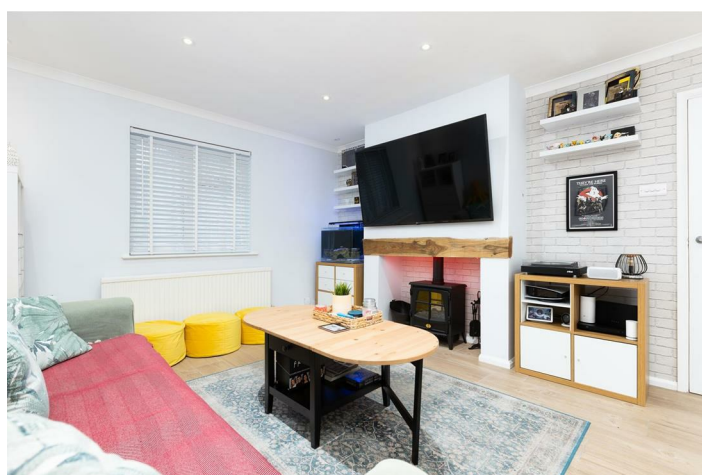


FREEHOLD



House - Semi-Detached (EPC Rating: C)

1 High Street, Stotfold, Herts, SG5 4LL

Price Guide

£385,000



First Step



3



1



1



C

3 Bedroom House - Semi-Detached located in Stotfold

Upgraded to a high specification, this semi-detached house spans an impressive 1003 sq ft. The stunning kitchen offers every integrated modern appliance and the lounge offers comfortable living with the feature fire place.

With three spacious bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. One of the standout features of this property is the ample parking available for up to three vehicles, a rare find in such a central location.

In summary, this semi-detached house on High Street is a wonderful opportunity for anyone seeking a comfortable and spacious home in Stotfold, benefiting from its generous living space, ample parking, and proximity to local amenities.

3 DOUBLE BEDROOMS...

DETACHED OFFICE/GARAGE CONVERSION...

STUNNING UPGRADED HIGH SPECIFICATION KITCHEN...

FEATURE CHIMNEY WITH OAK BEAM & ELECTRIC STOVE FIRE...

3 PARKING SPACES...

GROUND FLOOR

Entrance Hallway

Door from side aspect. Modern vertical radiator. Ceramic tiled flooring. Staircase to first floor. Ground floor doors leading to:

Kitchen

11'0" x 8'11"

Dual aspect windows to front and side. Front bay fitted with window seat. Upgraded kitchen in pearlescent Aqua blue with a range of base and wall units, Silestone work surface (with drainer grooves) and window ledge. Integrated induction hob and extractor hood, double oven, microwave, wine cooler, dishwasher, upright fridge/freezer and washing machine/dryer. Matching cupboard with power fitted for vacuum, cupboard fitted with bins and pull out spice rack. Inset sink. Wall mounted boiler in matching wall unit - serviced Dec 2024.

Lounge/Diner

20'10" x 11'11"

Dual aspect window to front aspect and sliding patio doors

to rear aspect. Feature chimney breast with oak beam and electric stove fire. Wood effect ceramic tiled flooring.

Cloakroom

Window to rear aspect. White suite comprising: push button wc, pedestal wash hand basin. Continuation of ceramic tiled flooring.

FIRST FLOOR

Landing

Window to rear aspect, split landing staircase with glass banister. Full height door to shelved airing cupboard, housing the water tank and solar panels control panel. Laminate flooring. Loft access: partially boarded fitted with light and ladder. Doors leading to:

Bedroom 1

12'5" x 11'11"

Window to front aspect. Recess for double wardrobe. Carpet.

Bedroom 2

11'11" x 8'1"

Window to rear aspect. Carpet. Built in 2 door wardrobe fitted with rail and 2 smaller over cupboard doors. Carpet.

Bedroom 3

8'11" x 8'6"

Window to front aspect. Laminate flooring.

Shower Room

Window to side aspect. Upgraded white suite comprising; fully tiled large shower with glass screen with hand held shower and large overhead shower head, concealed push button wc, square wash hand basin set in 2 door vanity unit. Porcelain tiled flooring.



Detached Office / Garage conversion

13'4" x 7'3"

Converted garage, door and window to front aspect, fully insulated, carpet, ceiling lights, power and heating. Electric up and over door with access to small storage area at end of garage.

Front Garden - corner plot

Stoned area with fence perimeter to side, bin storage area. Plus stoned parking area for 2 cars. Pathway to gate to front door with external light and power.

Rear Garden

Fence perimeter. Mainly laid to astroturf lawn. Large composite entertaining decking area with wooden pergola with covered waterproof roof. Power, lights and tap. Side gated access to covered secure storage area with additional storage cupboard housing the meters. Personal door to detached office/garage conversion. Rear gated access to rear parking and garage.

Parking

Stoned area to front of property with 2 parking spaces and third parking space to rear of property in communal parking area.

Additional Property Information

Freehold

EPC: Rating C

Council Tax: Banding D

Mains utilities

Traditional brick and block construction

Solar panels - hot water

Local Area

This property is situated centrally 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

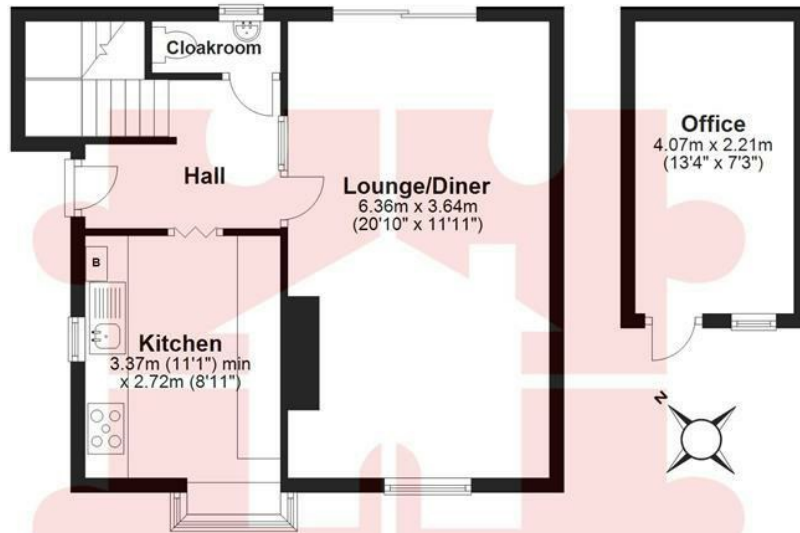
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.





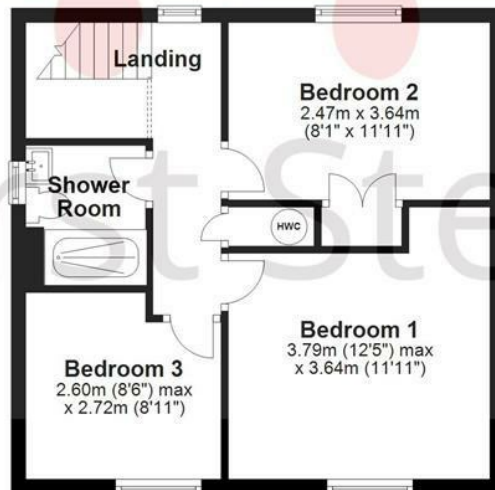
Ground Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)

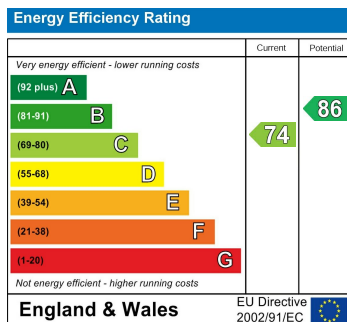


Total area: approx. 93.2 sq. metres (1003.5 sq. feet)

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