

FREEHOLD



House - End Terrace (EPC Rating: D)

**19 Rook Tree Lane, Stotfold, Hitchin, Herts, SG5 4DL**

**Price Guide**

**£360,000**



**First Step**



3



2



2



D

# 3 Bedroom House - End Terrace located in Hitchin

CHAIN FREE & SO MUCH POTENTIAL... Secluded end plot... SOUTH-WEST facing garden... EXTENDED KITCHEN... Separate UTILITY ROOM/CLOAKROOM... Excellent PARKING... GARAGE... Lounge & CONSERVATORY...

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Fully glazed door leading from front aspect. Vinyl flooring. Full height door to shelved storage cupboard and half height do to under stairs storage cupboard. Stairs to first floor. Ground floor doors leading to:

#### Kitchen

11'6" x 9'8"

Double glazed window to front aspect. Wooden kitchen fitted with wall & base units, complementary work surface and tiled splashback and corner display shelves. Space and plumbing for washing machine and space for upright fridge/freezer. One and a half bowl sink. Built in oven and extractor. Continuation of vinyl flooring.

#### Cloakroom/Utility

Double glazed window to side aspect. White fitted wall and base units with 2 spaces for under counter appliances. Stainless steel sink with drainer. Wall mounted boiler. White suite comprising: push button w/c. Continuation of vinyl flooring.

#### Living Room

20'8" x 10'8"

Double glazed window to rear aspect. Carpet to flooring. Sliding doors leading to:

#### Conservatory

10'6" x 7'2"

Door to side aspect, fitted with Perspex roof and sun blinds.

### FIRST FLOOR

#### Landing

Carpet. Doors leading to:

#### Bedroom 1

11'3" x 11'3"

Double glazed window to rear aspect. Ceiling Fan. Range of built in wardrobes, drawers with dressing area and bedside cabinets.

#### Bedroom 2

10'11" x 9'3"

Double glazed window to rear aspect. Recess area fitted with shelf and rail. Carpet.

#### Bedroom 3

8'2" x 7'8"

Double glazed window to front aspect. Carpet.

#### Bathroom

Window to front aspect. White suite comprising: Fully tiled round end bath with wall mounted electric shower and curtain, flush w/c and pedestal wash hand basin. Hand rail, mirrored wall cabinet, chrome heated towel rail. Full height door to airing cupboard housing water tank, shelved. Vinyl flooring.

## EXTERNAL

#### Front Garden

Block paved driveway leading to front door with lawn area. Light and power. Raised bin storage.

#### Rear Garden

Double side gated access leading to garden with fence perimeter. Entertaining patio area with shallow steps leading to lawn with established tree and shrub border.





Paved storage area to side of property. External tap, light and power. Wooden garden shed.

#### Garage/Driveway

14'2" x 7'7"

Single garage with up & over door fitted with light and power. Driveway parking for 3 cars.

#### ADDITIONAL PROPERTY INFORMATION

EPC Rating - D

Central Bedfordshire Council - Council Tax Band C  
Freehold

Probate anticipated (mid August 2025)

Mains electric, gas and water

Traditional brick construction

#### 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

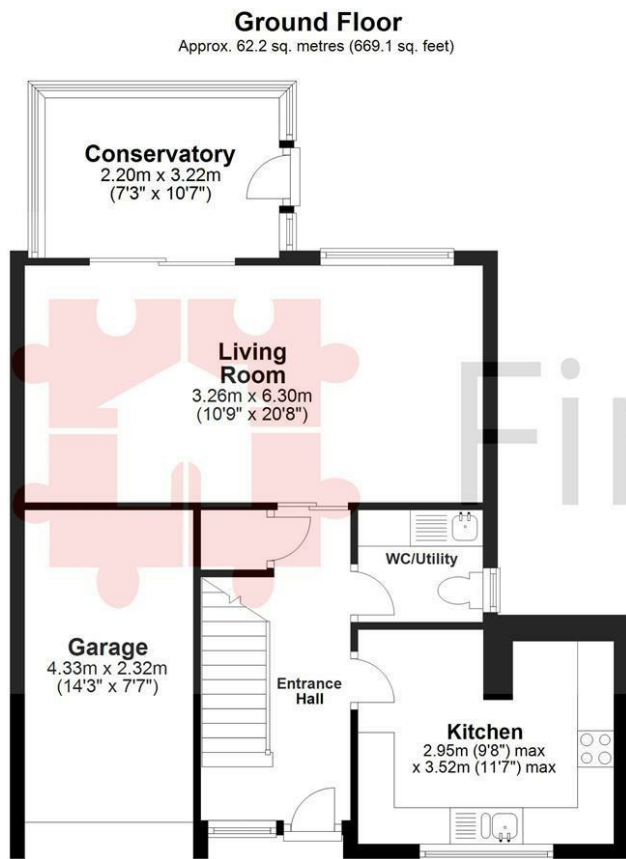
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.











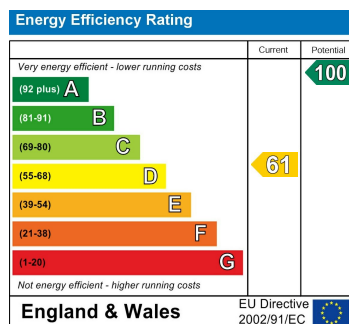
Total area: approx. 98.7 sq. metres (1062.6 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Council Tax Band

**C**

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**