

FREEHOLD



House - End Terrace (EPC Rating: B)

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

Price Guide

£390,000



First Step



3



2



1



B

3 Bedroom House - End Terrace located in Hitchin

3 DOUBLE bedrooms... EN-SUITE... Corner plot with DOUBLE WIDTH SOUTH FACING GARDEN... 2 PARKING spaces... ENTERTAINING Kitchen/Diner... WOODEN SHUTTERS... Juliet Balcony...

INTERNAL

Ground Floor

Entrance Hallway

Door and window to front aspect, window fitted with wooden shutters. Inset door mat to entrance. Full height door to under stairs storage cupboard. Open under stairs storage area. Staircase to first floor. Carpet. Doors leading to.

Kitchen/Diner

11'3" x 8'5"

Window to front aspect fitted with wooden shutters. A range of white gloss wall and base units with complementary work surface and tiled splash back, 4 drawer pack and 2 door glass fronted display unit fitted with over LED lighting. Integrated fridge/freezer, dishwasher, washing machine, double oven, 4 ring gas hob and extractor hood. Boiler concealed in matching wall unit, one and a half bowl sink. Karndean flooring, consumer unit and solar panel unit.

Lounge

15'3" x 10'5"

French doors to rear aspect. 6 door storage cabinet with 4 shelves. Carpet.

Cloakroom

White suite comprising: Push button wc, pedestal wash hand basin with tiled splash. Ceramic tiled flooring.

First Floor

Landing 1

Window to front aspect fitted with wooden shutters. Carpet. Doors leading to:

Bedroom 2

15'3" x 10'5"

Window to rear aspect fitted with wooden shutters, French doors with Juliet balcony to rear aspect. Wooden panelling. Carpet.

Bedroom 3

9'10" x 8'0"

Window to front aspect fitted with wooden shutters. Bespoke built-in desk. Carpet.

Bathroom

8'0" x 6'11"

White suite comprising: Fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin with tiled splash back. Ceramic tiled flooring, chrome heated towel rail.

Second Floor

Landing 2

Full height door to storage cupboard fitted with rail. Door leading to:

Bedroom 1

16'4" x 12'0"

Dual aspect, dormer window to front aspect fitted with wooden shutters, velux window to rear aspect with integrated blind. Loft access-fitted with light. Carpet. Door leading to:

En-Suite

6'11" x 5'8"

Velux window to rear aspect. White suite comprising: push button wc, circular bowl sink and bespoke fitted vanity unit with 4 drawers and cupboard and tiled splash back, fully tiled shower cubicle with glass door. Ceramic tiled flooring.



EXTERNAL

Front Garden

Paved pathway with shrub borders leading to front door with storm porch and external light. Side gated access.

Rear Garden

Double width southerly facing garden with fenced perimeter, laid mainly to lawn with entertaining patio with wooden pergola, pathway leading to garden shed. Outside light, tap and power. Side gated access.

Parking

Driveway with tandem parking for 2 cars.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating B

Council Tax: Band D

Service Charge: £22.92 pcm

Solar Panel (owned by homeowner) with 3/4 month payback to the vendor

Mains utilities

Traditional brick and block construction

Restrictive covenant * ask agents for more details *

Local Area

This property is situated on the outskirts of Stotfold close to countryside views and walks. 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.

There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy, Pix Brook Academy and the renowned Samuel Whitbread Academy in Shefford.

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.

Agents Note

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

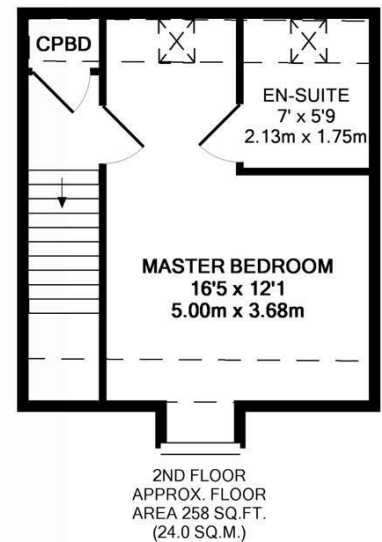
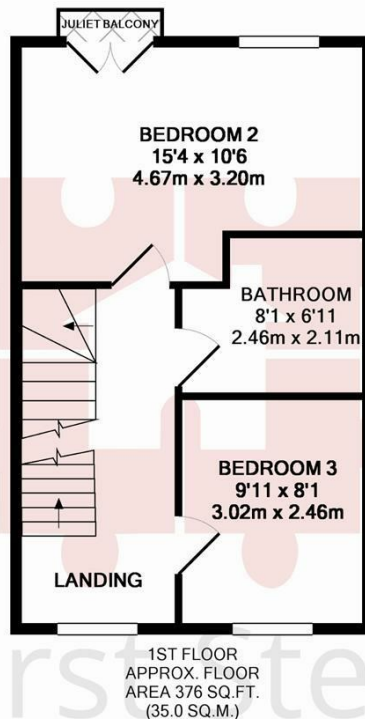
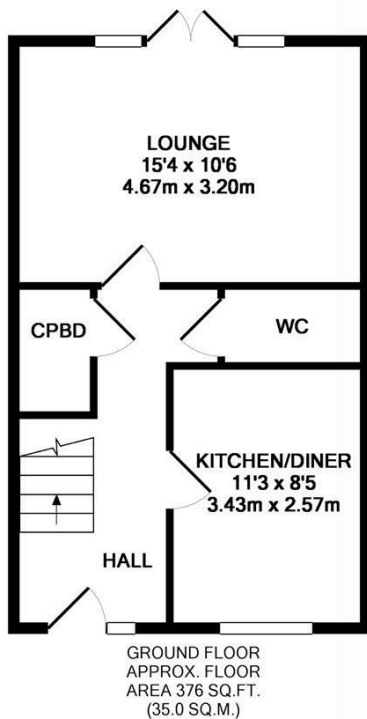


approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.







ST024HCROFT
TOTAL APPROX. FLOOR AREA 1011 SQ.FT. (93.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

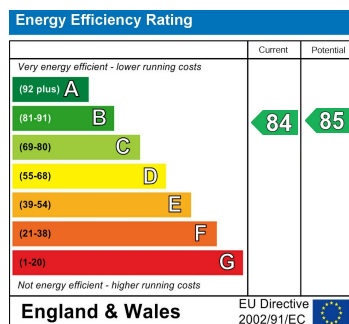
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Council Tax Band

D

Energy Performance Graph



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First Step