

FREEHOLD



House - Semi-Detached (EPC Rating: D)

# 5A COMMON ROAD, STOTFOLD, HITCHIN, HERTS, SG5 4BX

Guide Price

**£400,000**



First Step



4



1



2



D

# 4 Bedroom House - Semi-Detached located in Hitchin

4 DOUBLE bedrooms... Private SOUTH facing garden... Garage & driveway with parking for 3 CARS... L-shaped lounge and diner... Excellent POTENTIAL to convert garage...

## EXTERNAL

### GROUND FLOOR

#### Entrance Hallway

Natural wooden flooring, wall mounted consumer unit. Open plan with low partition to kitchen. Door leading Lounge/Diner.

#### Kitchen

12'9" x 11'1"

Window to front aspect and partially glazed door to side aspect. Range of wall and base units with complementary work surfaces. Integrated Hotpoint double oven, gas hob and concealed extractor hood and integrated fridge. Inset one-and-a-half bowl sink and drainer with mixer taps. Space and plumbing for washing machine. Ceramic tiled walls. Range of built in storage cupboards with louvre doors, housing the boiler. Vinyl flooring.

#### Lounge/Diner

19'5" x 17'10"

Window and double glazed French doors to rear aspect. Continuation of natural wooden flooring. Understairs storage cupboard. Carpeted half-turn staircase to first floor:

### FIRST FLOOR

#### Landing

Full height door to airing cupboard, housing hot water tank, shelved. Loft access (insulated), carpet. Doors leading to:

#### Bedroom 1

12'9" x 10'8"

Window to front aspect. Carpet.

#### Bedroom 2

12'1" x 10'8"

Window to rear aspect. Carpet.

#### Bedroom 3

10'2" x 8'5"

Window to front aspect. Carpet.

#### Bedroom 4

9'3" x 8'5"

Window to rear aspect. Carpet.

#### Bathroom

Opaque window to side aspect. White suite comprising: bath with wooden side panel and wall mounted shower, pedestal wash hand basin. Ceramic tiled walls, vinyl flooring.

#### Separate Cloakroom

Window to side aspect. Low level flush wc, vinyl flooring.

## EXTERNAL

#### Front Garden

Block paved driveway with access to front door with storm porch. Side gated access to back garden.

#### Rear Garden

South facing garden mainly laid to lawn with concrete patio area, established shrub borders, external light, enclosed by fence panels.

#### Integral Garage & Driveway

19'7" x 7'11"

Integral garage with up and over door, fitted with light and power. Block paved driveway leading with parking for one vehicle plus shingle area with additional parking for further 2 vehicles.

## ADDITIONAL PROPERTY INFORMATION

FREEHOLD

Council Tax: Band D

EPC: Rating E

Mains utilities

Traditional brick and block construction



### Local Area

The property is situated centrally and close to all local amenities. 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.

The area benefits from good schools: St Marys Academy, Rocroft Lower School, along with Pixbrook & Etonbury Academy and the nearby Samuel Whitbread Academy.

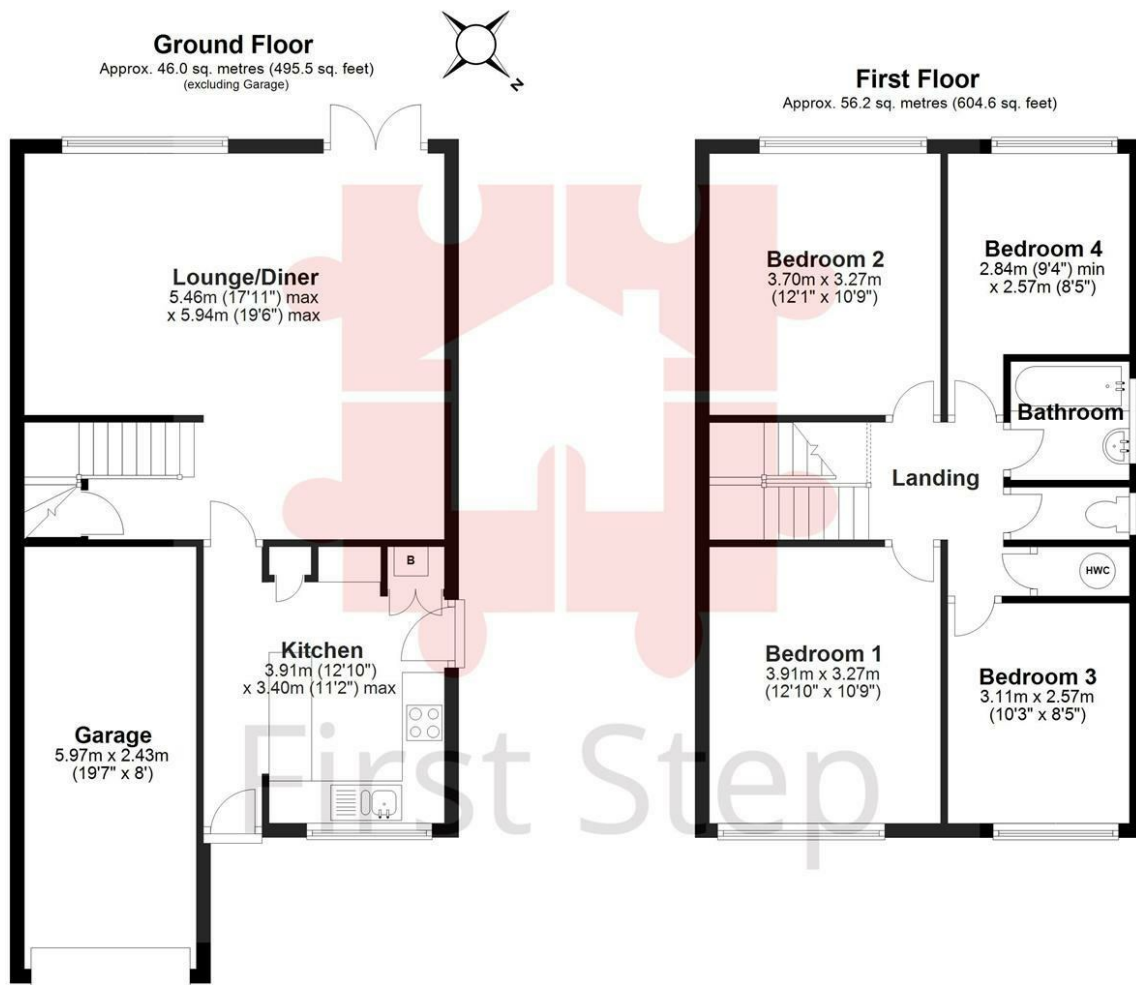
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey is approximately 38mins.

### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the 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.



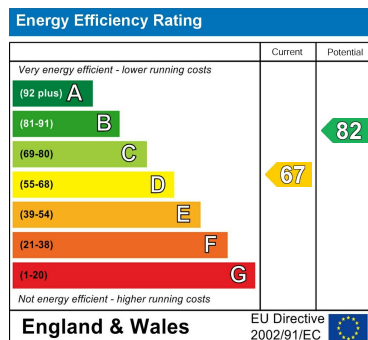


Total area: approx. 102.2 sq. metres (1100.1 sq. feet)

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