



66 Church Road, Stotfold, SG5 4NE

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Guide Price £440,000

Nestled on the charming Church Road in Stotfold, this delightful semi-detached house offers a perfect blend of comfort and style. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are ideal for family gatherings or quiet evenings at home.

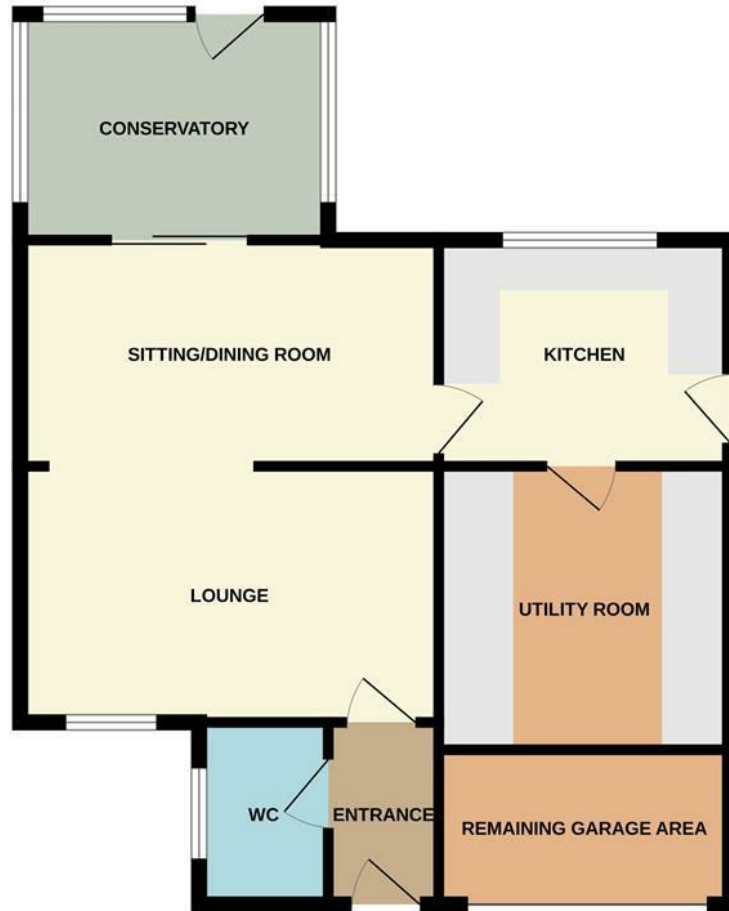
The house boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. Each bedroom is designed to be a peaceful retreat. Additionally, the property features two modern bathrooms, one being an en-suite, providing convenience and privacy for all occupants.

Stotfold is a lovely community, known for its friendly atmosphere and local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families and professionals alike. The location also offers easy access to transport links, ensuring that commuting to nearby towns and cities is a breeze.

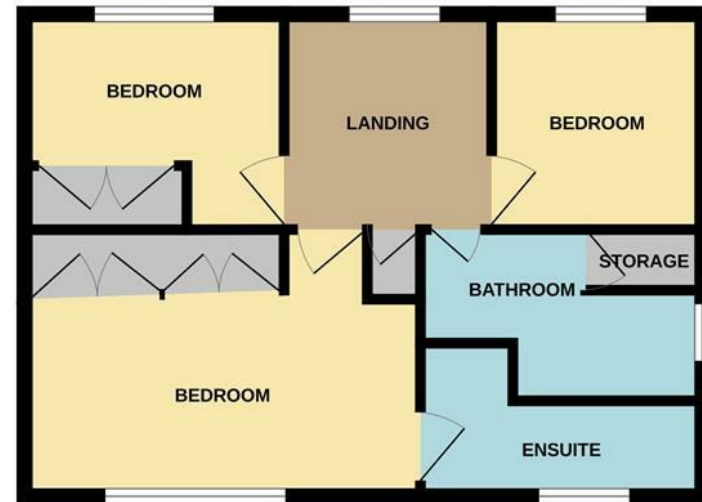
This semi-detached house on Church Road is a wonderful opportunity for those seeking a comfortable and spacious home in a desirable area. With its appealing layout and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

- Ample off road parking
- Beautiful landscaped rear garden
- Large open plan areas on the ground floor
- Fantastic Location!
- Conservatory with enclosed roof
- En-suite to Master bedroom
- Utility Room

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Entrance Hallway

6'2" x 3'4"
Front door leads into property. Fitted shoe mat area.

W/C

4'6" x 3'0"
Low level w/c. Radiator. Wash hand basin. Frosted window to side aspect.

Lounge

13'9" x 10'9"
Window to front aspect. Radiator. Open plan to:

Dining Area/Rear Lobby

14'5" x 10'6"
Stairs rise to first floor. Under stairs storage cupboard. Sliding patio doors to the conservatory. Door to the kitchen.

Conservatory

8'5" x 9'7"
Of brick and UPVC construction with door to the garden. Tiled flooring.

Kitchen

8'0" x 10'8"
Matching eye level and base units with work surfaces over. One and half bowl single drainer sink. Hob, oven and grill with extractor hood over. tiled throughtout. Window to rear asepect and door to the side aspect. Door to the utility room. Radiator.

Utility Room

8'0" x 9'8"
Matching units with roll edge work surfaces over. Location of wall mounted boiler. Space for washing machine, tumble dryer and fridge/freezer.

First Floor

Window to rear asepect, galleried landing, storage cupboard.

Bedroom One

13'8" x 11'7"
Window to the front aspect. Integral wardrobes.

En-Suite

9'2" x 6'5" (max)
Window to the front aspect. Walk in shower Aqualisa unit, wash hand basin, low level w/c.

Bedroom Two

10'1" x 8'1"
Window to the rear asepect. Radiator. Integral wardrobe.

Bedroom Three

8'1" x 10'1"
Windwo to the rear asepect. Radiator.

Bathroom

7'7" (max) x 12'3" (max)
Panelled bath, wash hand basin, low level w/c, tiled splashbacks, storage cupboard.

Outside

Front

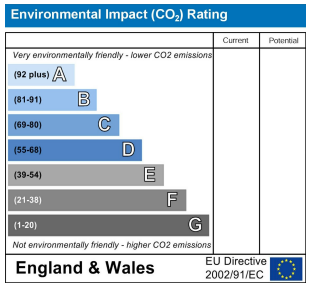
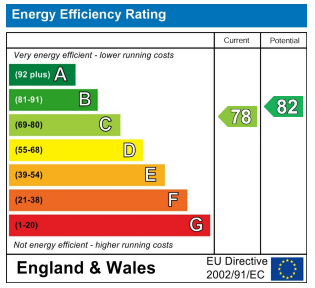
Double width driveway allowing for off road parking for multiple vehicles.

Rear

Landscaped rear garden with covered pergola patio area, low maintenance astro turf, gated side access, enclosed by panel fencing. Railway sleeper borders.

Garage area

Remaining storage area with up and over door.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.









