



Connells

Mowbray Crescent,
Stotfold, Hitchin.

Mowbray Crescent,
Stotfold, Hitchin, SG5 4DY.

For sale guide price
£450,000



Property Description

Mowbray Crescent is situated in the desirable Bedfordshire town of Stotfold located just north of the Hertfordshire border. Stotfold is home to various shops and businesses including a supermarket, newsagent, bakery, pharmacy, library, church, hairdresser and a garage. More amenities can be found in Letchworth, just a 10-minute drive from the development. Letchworth is the world's first Garden City where you will find the perfect mix of attractions with specialist shops, 35 eateries, an art deco four-screen cinema, a museum and an arts centre. Education in Bedfordshire is provided on a three-tier level, with a choice of lower schools within Stotfold catering for children aged four to nine years and provision for older children found in neighbouring Arlesey and Clifton. A selection of pre-school groups are also available within Stotfold and an adult education centre is based at Clifton. For commuters, the A1 puts you within easy reach of London in under 1.5 miles or alternatively reach the capital in just 40 minutes by train from Arlesey railway station, located 2 miles from Brook Street. A regular bus service into Arlesey also runs every day of the week.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features

- Cul-de-sac road.
- Fully boarded loft
- Garage and driveway for two to three vehicles.
- Spacious accommodation throughout.
- Popular location.
- Well presented throughout.
- Good size gardens.
- Rare to the market bungalow.

Internal

Entrance Hall

Entrance door, carpet laid throughout, radiator fitted, and hatch leading to fully boarded loft with ladder and lighting.

Lounge

Double glazed window, carpet laid throughout, radiator fitted, and French doors leading to the rear garden.

Kitchen

Fitted suite comprising of a selection of grey wall and base units with worktop surround, integrated oven with gas hob and extractor fan, fridge freezer, space for a washing machine, sink-drainer, part-tiled walls and grey tiled flooring laid throughout, double glazed window, and radiator fitted.

Master Bedroom

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Two

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Three

Double glazed window, carpet laid throughout, and radiator fitted.

Bathroom

Fitted suite comprising of a shower cubicle, WC, wash-hand-basin, fully tiled walls and flooring, and double glazed window.

External

Front Garden

Laid to lawn with wall and fence surround.

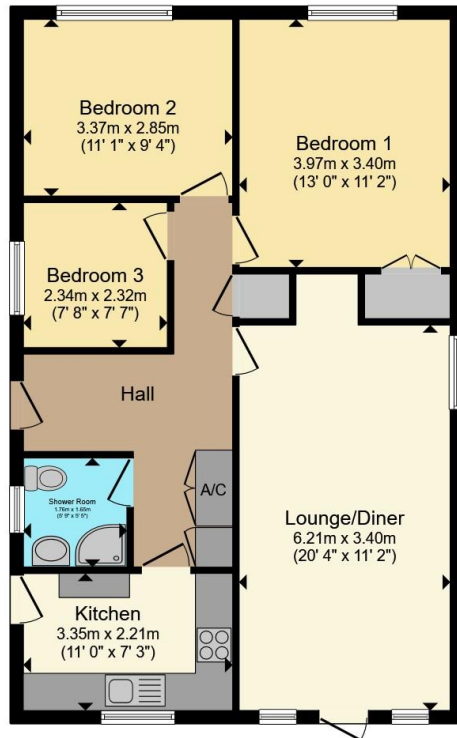
Rear Garden

Laid to lawn with patio area, fence surround with side gate access, and door to garage.

Garage/Parking

Garage to the side of the property with driveway to the front allowing parking for two to three vehicles.





Total floor area 76.5 m² (823 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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6 Station Parade
LETCWORTH SG6 3AR

EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/LCH309735

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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