Bungalow (EPC Rating: D)

4 KINGSWAY GARDENS, STOTFOLD, HITCHIN, HERTS, SG5 4EU

Price Guide

£425,000

First Step

2 1 1 D

2 Bedroom Bungalow located in Hitchin

CHAIN FREE... 2 DOUBLE bedroom LINK-DETACHED bungalow... SOUTH facing garden... Walk-in Shower... GARAGE and 2 PARKING SPACES... Spacious lounge with BI-FOLD doors to garden... Immaculate condition throughout...

INTERNAL

Entrance porch
Door to front aspect. Carpet and inset coir matting to entrance. Door leading to:

Entrance Hallway
Door to front aspect. Loft hatch access. Carpet. Doors leading to:

Bedroom 1
12'0" x 11'6"
Bay window to front aspect. Carpet.

Bedroom 2
12'0" x 9'5"
Window to front aspect. Four door built-in wardrobe fitted with drawers and rails plus additional over head storage cupboard.

Shower room
9'5" x 6'7"
Sun tube. White suite comprising: push button wc, pedestal wash hand basin, large fully tiled walk in shower with glass screen. Built in two door storage cupboard fitted with shelves. Vinyl flooring.

Kitchen/Diner
11'6" x 11'3"
Window and door to rear aspect. A range of cream wall and base units including corner carousel with complementary work surface and tiled splash back. Integrated washing machine, dishwasher, single oven, 4 ring electric hob and extractor hood. Matching dresser with glass fronted display cupboards and under counter fridge and freezer. One and a half bowl sink. Laminate flooring. Opening to:

Lounge
12'10" x 12'8"
Bi-fold doors to rear aspect. Feature stone hearth fitted with remote control electric fire. Continuation of laminate flooring.

EXTERNAL

Front Garden
Small garden area with lawn, decorative shingle and established shrubs, paved pathway to front door with storm porch. External light, side gated access.

Rear Garden
South facing garden with fence perimeter. Entertaining patio and lawn, established tree, plants and shrubs. External light, tap, power, side gated access and bin storage area. Personal door into garage.

Garage/Driveway
19'5" x 8'11"
Single garage housing the boiler, fitted with light, power and eave storage. Block paved driveway with parking for 1 car with additional parking space in cul de sac.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating D
Council Tax: Band D

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, Roecroft 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.

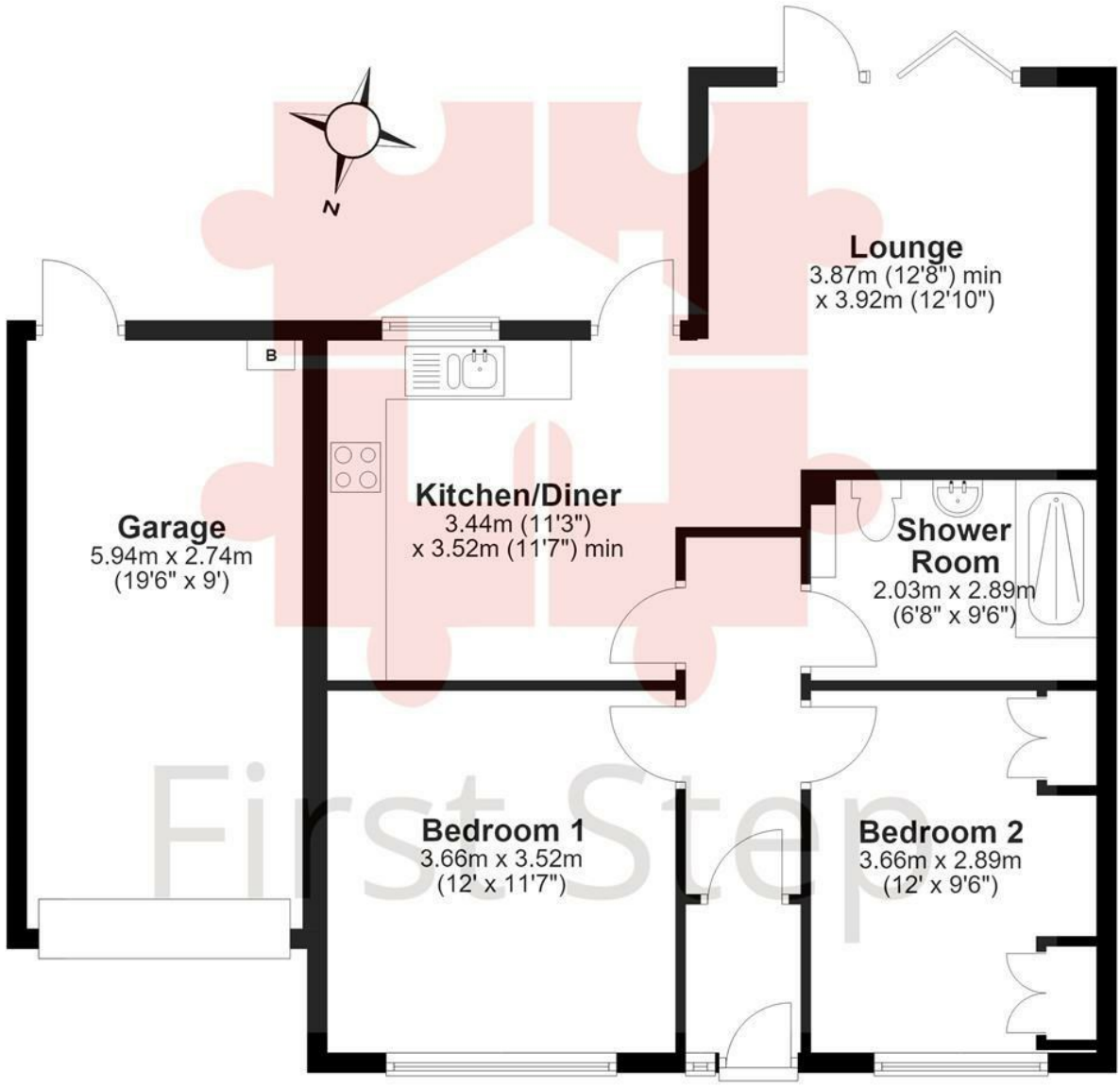
Agents Note

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.

Ground Floor

Approx. 65.9 sq. metres (709.3 sq. feet)
(excluding Garage)

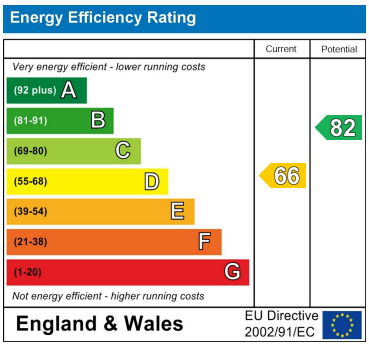


Total area: approx. 65.9 sq. metres (709.3 sq. feet)

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