

FREEHOLD



House - End Terrace (EPC Rating: C)

**18 MARIGOLD WAY, STOTFOLD, HITCHIN,
HERTS, SG5 4HQ**

Price Guide

£349,950



First Step



3



1



1



C

3 Bedroom House - End Terrace located in Stotfold, Hitchin

3 bedrooms... downstairs CLOAKROOM... Garage & parking... SOUTH WESTERLY facing garden... Lounge/Diner with door to garden... close to all local amenities... cost effective AIR SOURCE HEAT PUMP...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Wall mounted consumer unit. Under stairs storage cupboard. Luxury vinyl flooring. Staircase to 1st floor. Doors leading to:

Kitchen

8'5" x 7'11"

Window to front aspect. Wood effect wall and base units with complementary work surface and tiled splash back. Single oven, 4 ring electric hob and extractor hood, space for washing machine and free standing fridge freezer. One bowl sink, under plinth heater, continuation of luxury vinyl flooring.

Lounge/Diner

17'9" x 14'9"

Window and door to rear aspect. Luxury vinyl flooring.

Cloakroom

White suite comprising: push button WC, pedestal wash hand basin with tiled splash back. Continuation of luxury vinyl flooring.

First Floor

Landing

Loft hatch - partially boarded with ladder. Full height cupboard housing water tank fitted with shelf. Carpet. Doors leading to:

Bedroom 1

14'9" x 9'11"

Window to rear aspect. Bespoke 4 door fitted wardrobe with dressing table and over head storage. Carpet.

Bedroom 2

9'8" x 7'4"

Window to front aspect. Carpet.

Bedroom 3

7'2" x 6'9"

Window to front aspect. Carpet.

Bathroom

White suite comprising: fully tiled paneled bath with wall mounted shower, push button WC, pedestal wash hand basin with tiled splash back. Luxury vinyl flooring.

EXTERNAL

Front Garden

Shingle, paved pathway to front door. External light. Storm porch.

Rear Garden

South westerley facing garden with fence perimeter. External light, air source heat pump, rear/side gated access. Patio and lawn with border with decorative stone and established shrubs. Paved pathway leading to:

Home Office

Window to rear aspect, door to front aspect. Fitted with light and power.

Garage/ Parking

Single garage with up and over door. Parking for 1 car in front of garage.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council tax: Band C

Mains utilities, no gas, air source heat pump

Traditional brick and block construction



Local Area

This property is situated on a popular development within walking distance to all local amenities.

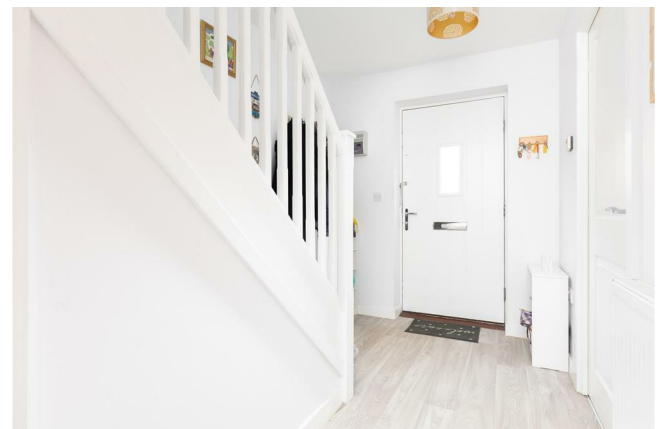
There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy. Pixbrook Academy & Samuel Whitbread Academy.

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 & London St Pancras via Letchworth & Arlesey circa 38-44mins.

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.

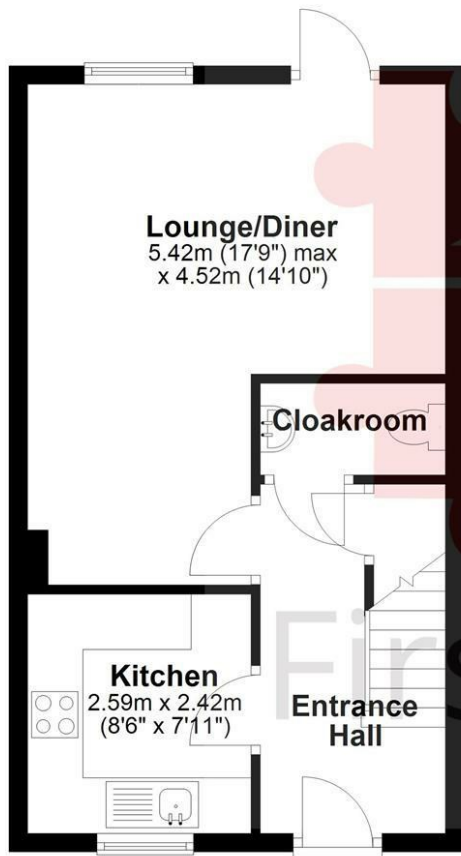
Agents Note

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.



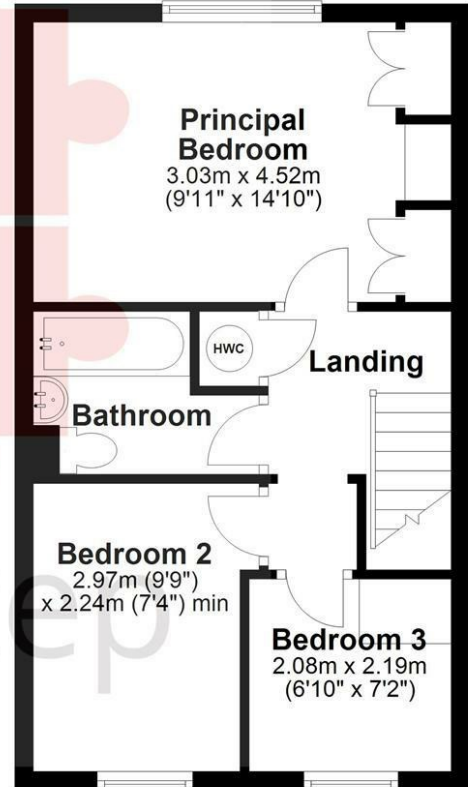
Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.0 sq. feet)

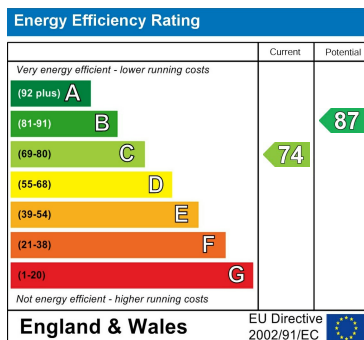


Total area: approx. 73.0 sq. metres (785.8 sq. feet)

Council Tax Band

C

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