

Connells

Saxon Avenue,
Stotfold, Hitchin.

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Stotfold, Hitchin, SG5 4DD.

For Sale
£500,000







Property Description

Saxon Avenue, 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

- Spacious side extension.
- En-suite to the master bedroom.
- Cul-de-sac location.
- Driveway for three cars.
- Separate garage.
- Bathroom is five years old.
- Study room.
- Within walking distance to the local High Street.

Internal

Ground Floor:

Entrance Porch
Entrance door, and carpet laid throughout.

Cloakroom
Fitted suite with WC, wash-hand-basin, extractor fan, double glazed window, and tiled walls and flooring laid throughout.

Study
Double glazed window, wooden effect laminate flooring, and radiator fitted.

Lounge
Double glazed window, fitted cupboard under stairs, and radiator fitted.

Dining Room
Tiled flooring laid throughout, radiator fitted, and double glazed French doors leading to the rear garden.

Kitchen
Fitted suite comprising of a selection of wooden effect wall and base units with worktop surround, oven with gas hob, space for a fridge freezer, dishwasher, and washing machine, sink-drainer, spot lights, tiled flooring and part-tiled walls laid throughout, double glazed window, and double glazed door leading to the rear garden.

First Floor:

Landing
Carpet laid throughout, and access to loft via hatch.

Bedroom One
Dual aspect double glazed windows, carpet laid throughout, radiator fitted, and loft hatch.

En Suite
Fitted suite comprising of a shower cubicle, WC, wash-hand-basin, part-tiled walls, double glazed window, 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.

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

Bathroom
Fitted suite comprising of a bath-tub with shower-over, WC, wash-hand-basin, spot lights, grey tiled walls, and double glazed window.

External

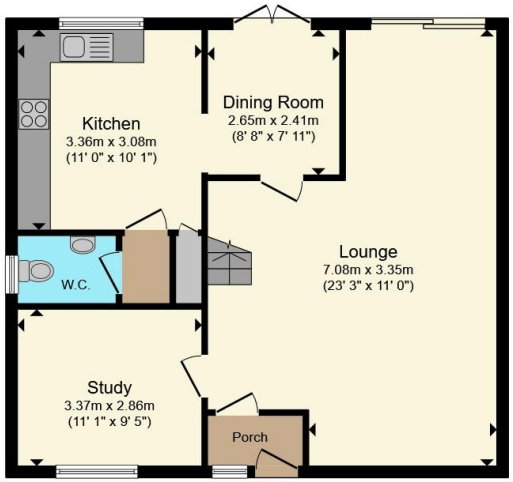
Front Garden
Laid to lawn, with pathway leading to the entrance door.

Rear Garden
Patio area laid to lawn with fence surround.

Garage & Parking
Driveway for three vehicles and garage to the side of the property.



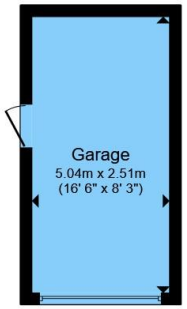




Ground Floor



First Floor



Garage





Total floor area 151.5 m² (1,631 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
LETCHWORTH SG6 3AR

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LCH309827

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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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