



House - Semi-Detached (EPC Rating: D)

**87 Astwick Road, Stotfold, Hitchin, Herts, SG5 4BQ**

**£2,250 Per Month**



First Step



# 3 Bedroom House - Semi-Detached located in Stotfold

**\*\* AVAILABLE END OF AUGUST \*\*** **\*\* VERY WELL PRESENTED LARGELY EXTENDED FAMILY HOME \*\*** SEMI RURAL LOCATION...STUNNING COUNTRYSIDE VIEWS FROM BALCONY...LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN.... LOG BURNER ...FITTED KITCHEN/BREAKFAST ROOM WITH SEPARATE DINING ROOM...UTILITY/CLOAKROOM...PRINCIPLE BEDROOM WITH GOOD SIZE BALCONY... LARGE EN-SUITE WITH BATH AND SEPARATE SHOWER .... EXTENSIVE RANGE OF FITTED WARDROBES ... TWO DOUBLE BEDROOMS WITH INTEGRATED WARDROBES ... FAMILY BATHROOM ... ESTABLISHED REAR GARDEN...PRIVATE GATED DRIVEWAY .... PARKING FOR MULTIPLE VEHICLES EPC RATING D COUNCIL TAX BAND E

## Ground Floor

### Entrance Porchway

Solid Oak door leading into porchway. Double glazed window to side aspect. Engineered oak flooring with coir mat, ceiling light, double doors to cupboard housing Combi boiler & electrics. Oak 3/4 glazed door leading to hallway.

### Hallway

Engineered oak flooring, radiator, inset spot ceiling lights. Two door wall mounted cupboard. Low level door to under stair storage cupboard fitted with light, plus a further door to under stair storage cupboard, fitted with light. Stairs leading to first floor. Doors leading to kitchen/dining room, & living room.

### Living Room

Double glazed window to front aspect with fully double glazed door leading to rear garden. Log burner. Engineered oak flooring. 2 radiators, inset spot ceiling lights, TV aerial & BT point.

### Kitchen/Breakfast Room

Dual aspect double glazed windows to rear & side aspect. Fitted kitchen with a range of light wood wall and base units, plus drawer pack & wall display units with complementary work surface. Stainless steel sink, Freestanding Belling oven with 5 ring gas hob, dishwasher & condensing tumble dryer. Ceramic tiled flooring, inset spot ceiling lights. Opening leading to Dining room.

### Dining Room

Double glazed windows to front aspect. Laminate flooring, inset spot lights, radiator.

### Inner Lobby

Leading from kitchen into inner lobby, half glazed door leading to side aspect, ceiling light, ceramic tiled flooring, radiator, American fridge/freezer. Door leading to:

## Utility/Cloakroom

Double glazed window to rear aspect. Fitted with base units & complementary work surface with stainless steel sink. Ceramic tiled flooring. Ceiling light, radiator, washing machine and low level wc.

## First Floor

### Landing

Double glazed window to rear aspect. Carpet, radiator, inset spot ceiling lights. Doors leading to:

### Master Bedroom

Double glazed sliding patio doors to rear aspect fitted with balcony area plus two double glazed windows to side aspect. Built in 8 door wardrobe fitted with shelf and rail. Carpet. Ceiling light/fan, 2 radiators. Door leading to:

### En-suite to master

Double glazed privacy window to front aspect. White suite comprising: wc, pedestal wash hand basin, fully tiled double shower cubicle with wall mounted shower & glass door. Panelled bath. Radiator, inset ceiling lights.

### Bedroom 2

Double glazed window to rear aspect. Two door built in wardrobe. Carpet. Ceiling light, Radiator.

### Bedroom 3

Double glazed window to front aspect. Carpet. Built in wardrobe. Ceiling light. Radiator.

### Family Bathroom

Double glazed privacy window to front aspect. White suite comprising: fully tiled panelled bath, fitted with wall mounted shower & glass screen. wc, pedestal wash hand basin. Tiled flooring. inset spot ceiling lights, chrome heated towel rail.

## External



#### Front Garden

Double wooden gates leading to driveway. Lawn area to side with small orchard of trees. Double wooden gates leading to rear aspect.

#### Rear Garden

Decking area covered by a sun canopy leading onto lawn with conifer tree perimeter. Established shrub borders. Further side terrace. External tap & power. Side aspect housing double wooden shed.

#### Driveway Parking

Block paved driveway, plus stoned parking area for multiple cars. Driveway leading to front door.

#### Additional Information

EPC: Rating D

Council Tax: Band E

#### Local Area

This property is situated in a semi rural location in Stotfold surrounded by open fields & countryside.

The property is within catchment school area of lower school St. Marys Church of England Academy and

middle/upper school Pixbrook Academy. With Etonbury Academy and Roecroft Lower School also within Stotfold.

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

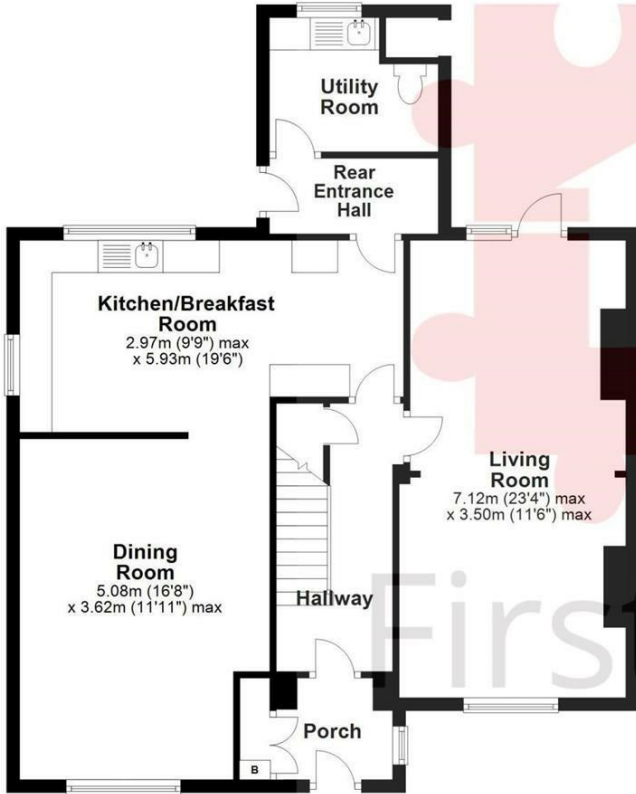
#### Agents Notes

The apparatus, equipment, fittings and services for this property have not been tested by First Step, 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.

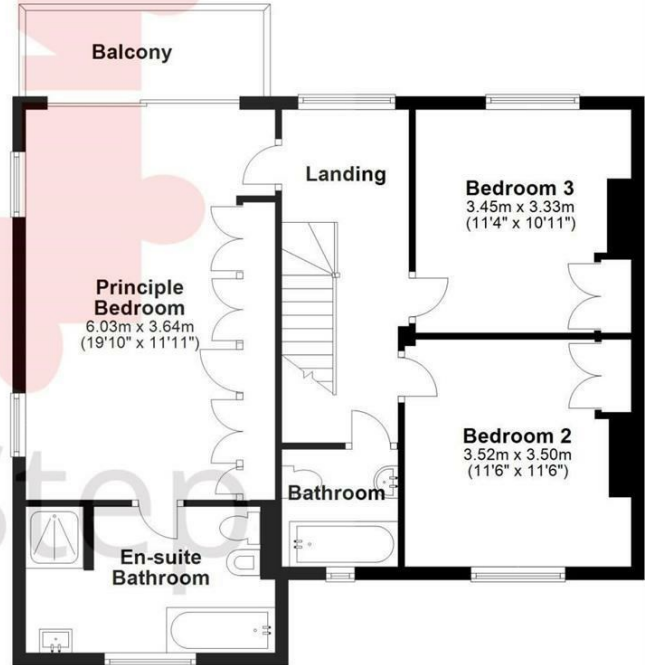




**Ground Floor**  
Approx. 82.0 sq. metres (883.0 sq. feet)



**First Floor**  
Approx. 71.3 sq. metres (767.3 sq. feet)

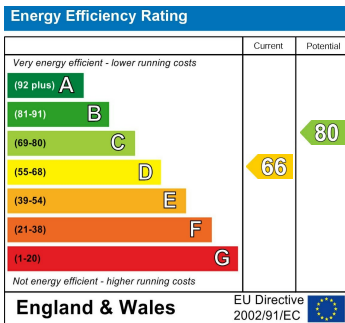


Total area: approx. 153.3 sq. metres (1650.4 sq. feet)

Council Tax Band

**E**

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**