FREEHOLD







House - Semi-Detached (EPC Rating: D)

180 Hitchin Road, Stotfold, Hitchin, Herts, SG5 4JE

Price Guide

£465,000

First Step

3 1 2 D

3 Bedroom House - Semi-Detached located in Hitchin

Character BROOK VIEW COTTAGE... circa 170 ft (52m) long garden... 3 bedrooms... Upgraded Kitchen with UTILITY ROOM... Upgraded bathroom with LUXURY FREESTANDING BATH and WALK-IN SHOWER... Detached SUMMERHOUSE... Driveway PARKING FOR 3 CARS... Lounge with feature fire... Separate dining room...

INTERNAL

GROUND FLOOR

Entrance Hallway
Door to side aspect. Laminate flooring. Staircase to first floor. Doors leading to:

Lounge
12'5" x 11'4"
Two windows to front aspect. Chimney breast with brick opening, solid wood mantel and slate hearth housing a bio ethanol stove. Continuation of laminate flooring.

Dining Room
12'5" x 11'3"
Window to rear aspect. Chimney breast with concrete plinth and opening. Archway leading to understairs storage area. Continuation of laminate flooring. Door leading to:

Kitchen
15'10" x 7'7"
Three windows to side aspect. A range of grey wall and base units with quartz worksurface and upstand and drainer grooves. White double butler sink, extractor hood, under counter pull out storage system. Space for range oven*, space for large American fridge/freezer*. Ceramic tiled flooring with underfloor heating. Door leading to rear lobby.

Rear Lobby
Door to side aspect. Floor? Access to:

Utility Room
Window to rear aspect. Space and plumbing for both washing machine and tumble dryer. Ceramic tiled flooring with underfloor heating.

Cloakroom
Window to rear aspect. White suite comprising: push button wc, wall mounted wash hand basin. Ceramic tiled flooring.

FIRST FLOOR

Landing
Window to side aspect. Carpet. Staircase to second floor. Doors leading to:

Bedroom 1
12'5" x 11'4"
Window to front aspect. Carpet.

Bedroom 3
8'3" x 6'11"
Window to rear aspect. Carpet.

Bathroom
Window to rear aspect. White suite comprising; flush wc, large walk-in fully tiled shower cubicle, oval freestanding bath with standpipe taps/shower attachment plus stone bowl wash hand basin on wooden vanity unit, Circular wall mirror fitted with light and shaver point. Heated towel rail, ceramic tiled flooring.

Bedroom 2 (Top floor)
17'5" x 11'2"
Dual aspect 2 velux windows to back and front aspects, fitted with black out blinds. Eave storage. Carpet.

EXTERNAL

Front Garden & Driveway parking
Low level wall and railing to front perimeter, external light,



laid to shingle. Parking for 3 cars. Double gated access to rear garden.

Back Garden with Summer House

170'7"
Approximately 52 m (170 ft) long with fence perimeter, established trees and shrubs. West facing garden mainly laid to lawn with several separate entertaining areas. Double gated access to driveway parking.

6.02m x 3.62m (11'10" x 19'9")
Detached wooden summerhouse, with armoured cabling running to it.

Wooden shed.

ADDITIONAL PROPERTY INFORMATION

Freehold
EPC: Rating D
Council Tax: Band D

Traditional Brick and block contstruction
Mains utilities
NEW BOILER 2021
Full rewired in the last 5 years

Local Area

Stotfold is a popular Bedfordshire-Hertfordshire border town that seamlessly blends a relaxed, community-spirited countryside lifestyle whilst benefiting from a strong market value.

Positioned right on the Hertfordshire border, it’s ideal for growing families, first-time buyers and professionals seeking the perfect balance between urban accessibility and rural charm offering weekend family cycles, morning runs, or long dog walks, giving a sense of space and a healthy, outdoor lifestyle.

The high street boasts a welcoming mix of traditional pubs and independent shops including a local cafe, supermarkets, pharmacy, dentist, opticians, hair salons/barbers and butchers. For a broader shopping and dining experience, the vibrant market towns of Hitchin and Letchworth Garden City are just minutes away.

A primary draw for families is the excellent selection of exceptional schools, including highly regarded primary options as well as state-of-the-art secondary academies celebrated for their 'Outstanding' leadership and student



behaviour.

It particularly appeals to commuters with rapid access to the A1(M), excellent local rail links at nearby Arlesey, Hitchin & Letchworth providing direct, fast train services into London King's Cross and St Pancras International stations in under 40 mins.





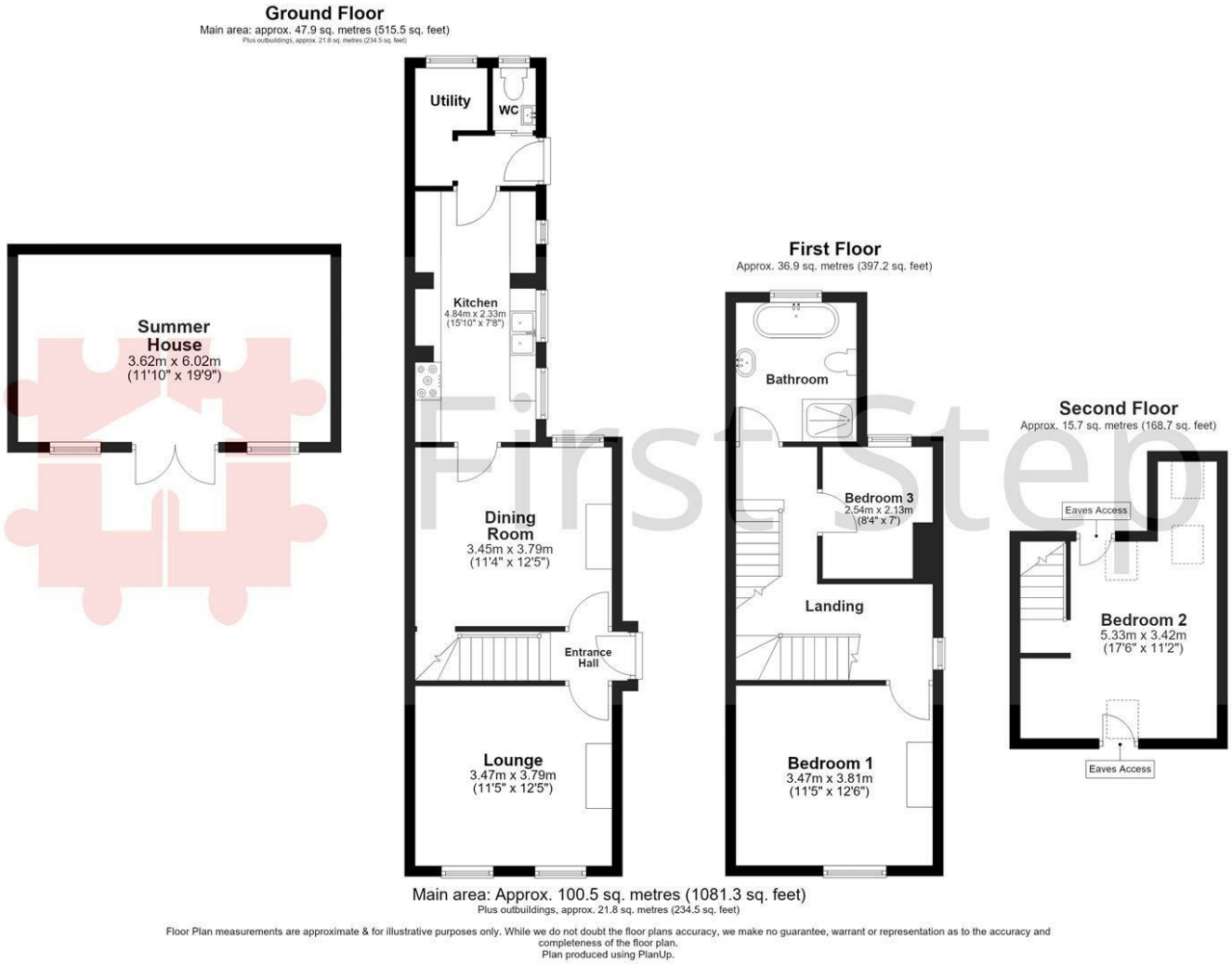
Agents Note

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.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



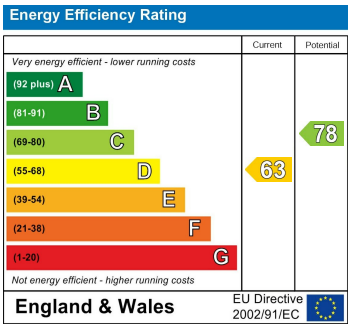




Council Tax Band

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