

FREEHOLD



Bungalow - Detached (EPC Rating: E)

# 26 WHITECROFTS, STOTFOLD, HITCHIN, HERTS, SG5 4EB

Price Guide

**£450,000**



First Step

3 1 1 E

# 3 Bedroom Bungalow - Detached located in Hitchin

CHAIN FREE... Large WRAP AROUND GARDEN... Good size PLOT... EXCELLENT POTENTIAL... Garage & driveway parking... LOUNGE/DINER plus SNUG... 3 bedrooms...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Luxury vinyl flooring. Doors leading to:

#### Cloakroom

Window to side aspect. White suite comprising: Flush WC, wall mounted wash hand basin with tiled splash back. Two full height doors to cupboards, housing water tank and meters fitted with shelf. Continuation of Luxury vinyl flooring.

#### Lounge/Dining Room

25'1" x 10'11"

Two windows to front aspect. Feature fire place with gas coal effect fire. Carpet. Doors leading to:

#### Kitchen

9'8" x 7'6"

Dual aspect windows to side and front aspect. Door to rear aspect. White wall and base units with complementary work surface and tiled splash back. Full height door to storage cupboard and one high level storage cupboard. Space for free standing fridge freezer and free standing cooker, one and a half bowl sink, luxury vinyl flooring.

#### Snug

9'8" x 8'3"

Dual aspect windows to front and side aspect and door to side aspect. Carpet. Door leading to:

#### Bedroom 2

10'0" x 8'3"

Window to side aspect. Carpet.

#### Bedroom 1

13'3" x 8'9"

Window to rear aspect. Matching bedside cabinets plus side and over head storage cupboards, dressing table, double fitted wardrobe fitted with shelf, rail and drawers, single fitted wardrobe fitted with rail and drawers. Carpet.

#### Bedroom 3

8'9" x 8'5"

Window to rear aspect. Carpet.

#### Wet Room

Window to side aspect. Loft access. White suite comprising: Wall mounted wash hand basin, fully tiled walk in shower, heated towel rail. Laminate flooring.

## EXTERNAL

#### Utility Cupboard

External door to utility cupboard. Space for washing machine and dryer, fitted with shelf and water supply.

#### Rear Garden

Wrap around garden with fence and hedge perimeter. Mainly laid to lawn with stone area, established trees, plants and shrubs. Two water butts. Wooden garden shed. External light.

#### Front garden

Low level wall to front aspect with gated access to driveway. Front garden area with variety of established plants and shrubs. Block paved driveway.

#### Garage/Driveway

17'9" x 7'8"

Single garage with up and over door, Block paved driveway for 2/3 cars.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating

Council Tax: Band D

Mains utilities

Traditional brick and block construction

Possible asbestos garage roof

#### 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.

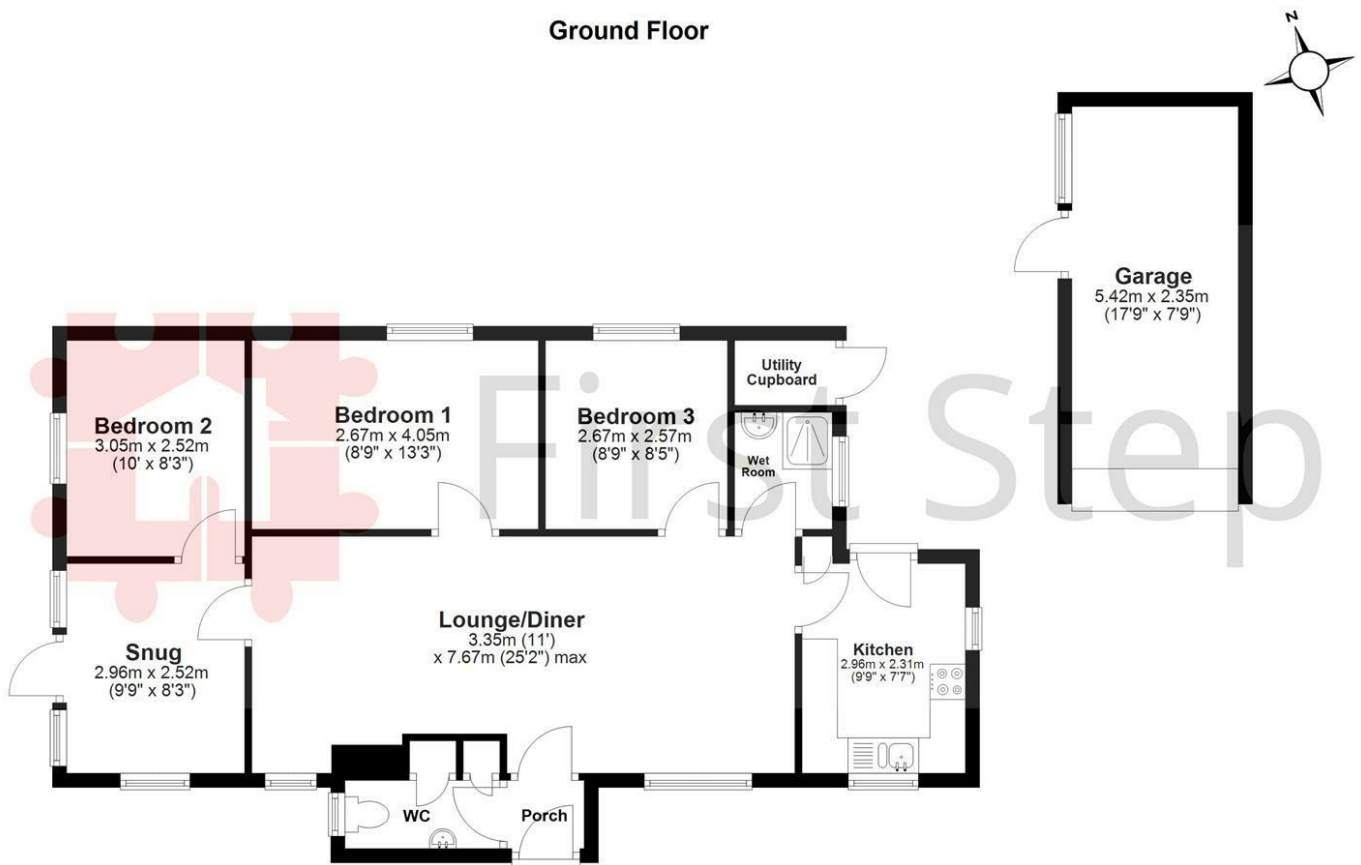
#### Agents Note

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



## Ground Floor



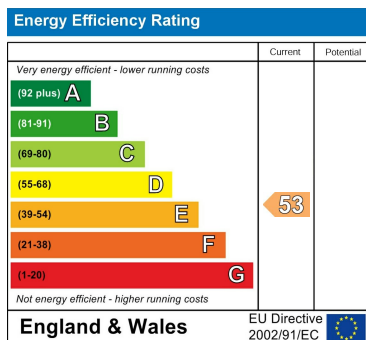
Main area: Approx. 75.3 sq. metres (810.8 sq. feet)  
Plus garages, approx. 12.7 sq. metres (137.1 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

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**