

FREEHOLD



Bungalow - Detached (EPC Rating: C)

**37 COMMON ROAD, STOTFOLD, HITCHIN,  
HERTS, SG5 4DB**

**Price Guide**

**£415,000**



First Step



2



1



1



C

# 2 Bedroom Bungalow - Detached located in Hitchin

CHAIN FREE... 2 DOUBLE bedrooms... GARAGE & DRIVEWAY PARKING for 2 cars... LOW MAINTENANCE wrap around GARDEN... WET ROOM... Kitchen/Breakfast Room... Lounge with doors to garden...

## INTERNAL

### Entrance Hallway

Door from front aspect and window to side aspect. Double door storage cupboard, housing the boiler and shelved. Carpet, grab hand rail and oft access. Doors leading to:

### Lounge

15'5" x 15'0"

Triple aspect, windows to front and back plus patio doors to side aspect. Feature stone fireplace and hearth with electric feature fire. Carpet.

### Kitchen/Breakfast Room

15'2" x 10'2"

Window and door to rear aspect. A range of wooden wall and base units with complementary work surface. Integrated oven, 4 ring gas hob and extractor hood. Freestanding appliances: Miele slimline dishwasher, Miele washing machine & Bosch upright fridge/Freezer. Tiled splash back, stainless steel sink and drainer, tile effect flooring, grab hand rail.

### Bedroom 1

11'10" x 10'10"

Window to front aspect. Triple sliding door built-in wardrobe fitted with shelf and rail.

### Bedroom 2

12'5" x 9'9"

Window to rear aspect. Triple sliding door built-in wardrobe fitted with shelf and rail.

### Wet Room

Window to front aspect. White suite comprising: full tiled walk in shower fitted with grab hand rail and fold-down

seat, push button wc, pedestal wash hand basin. Half tiled walls, chrome heated towel rail, waterproof flooring.

## EXTERNAL

### Front Garden

Low level wall to perimeter. Low maintenance block paved area with covered storm porch. Side gated access.

### Rear wrap around garden

Wrap around low maintenance garden with low level wall and fence perimeters. Low level planter with established shrubs. Large paved entertaining patio, with very shallow step up to planted area. External tap and lights, water butt, side gated access.

### Garage and Driveway parking

17'1" x 8'7"

Single brick built garage with up and over door, fitted with personnel door to rear, light and power. Driveway parking for 2 cars.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band D

Traditional brick and block construction

Mains utilities

### 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

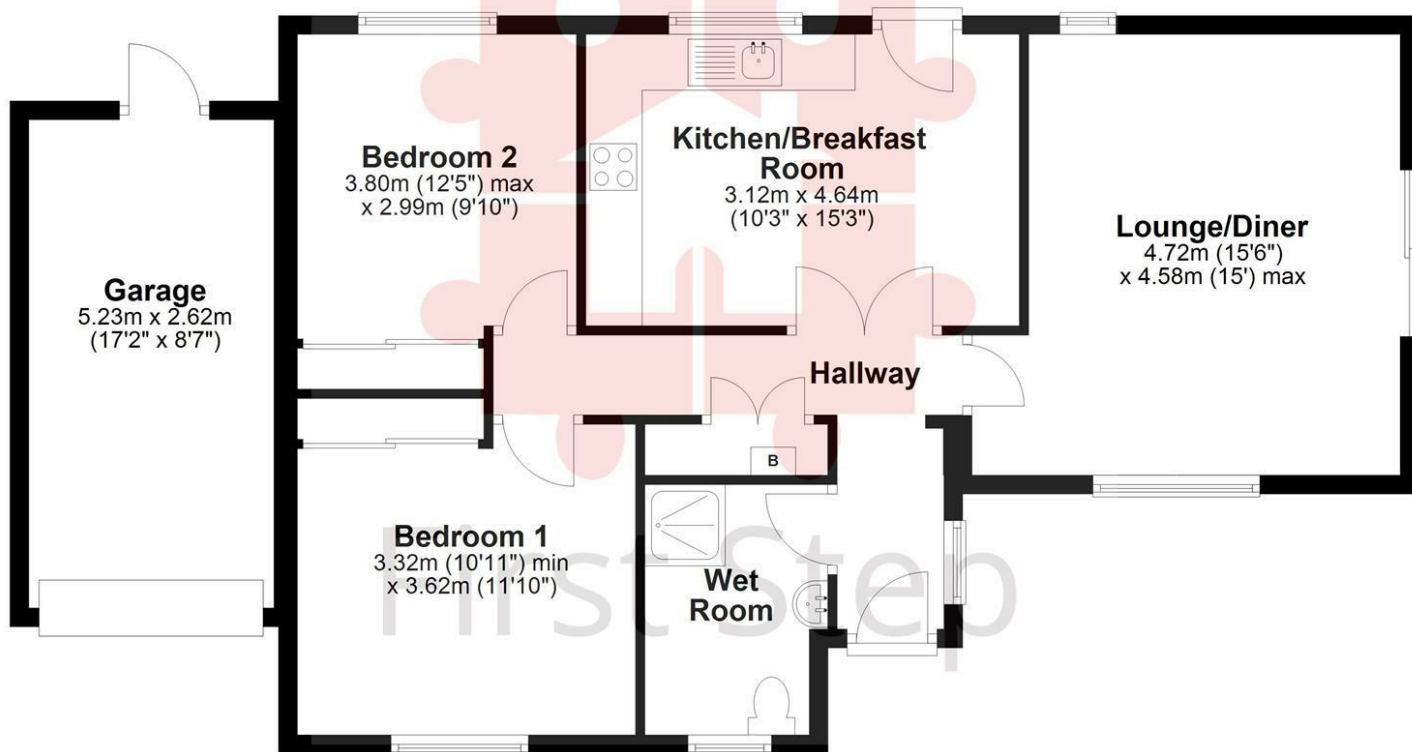
The apparatus equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



## Ground Floor

Approx. 73.2 sq. metres (788.3 sq. feet)  
(excluding Garage)

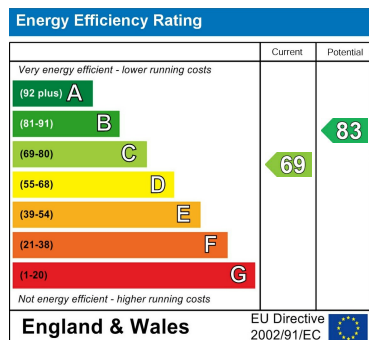


Total area: approx. 73.2 sq. metres (788.3 sq. feet)

Council Tax Band

**D**

Energy Performance Graph



Call us on

**01462 659 730**

**sales@firststep.ltd**

**www.firststep.ltd**

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**