

FREEHOLD



House - Detached (EPC Rating: C)

1 Bryony Road, Stotfold, Hitchin, Herts, SG5 4LS

Guide Price

£450,000



First Step



3 Bedroom House - Detached located in Stotfold, Hitchin

CHAIN FREE... spacious DETACHED home with 3 GOOD SIZED bedrooms... ENTERTAINING Kitchen/Diner... EN-SUITE shower room... GARAGE AND DRIVEWAY parking... SOUTH FACING GARDEN...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door to front aspect with coir matting. Under stairs storage cupboard. Tall wall mounted mirrored shoe cabinet. Wall mounted consumer unit. Carpet. Staircase leading to 1st floor. Doors leading to:

Lounge

18'3" x 9'11"

Dual aspect windows to front and side, French doors to side aspect. Carpet.

Kitchen/Diner

18'3" x 8'11"

Dual aspect windows to front and side. Cappuccino coloured wall and base units with complementary work surface with up stand. Integrated fridge/freezer, dishwasher, washing machine, electric single oven, 4 ring gas hob and extractor hood. Boiler concealed in matching wall unit, one and a half bowl sink and drainer, vinyl flooring.

Cloakroom

White suite comprising: Push button WC, pedestal wash hand basin with tiled splash back. Vinyl flooring.

FIRST FLOOR

Landing

Window to rear aspect. Cupboard housing water tank. Loft. Carpet. Doors leading to:

Bedroom 1

13'11" x 10'1"

Window to side aspect. Two full height doors to separate storage cupboards fitted with shelf and rail. Carpet. Door leading to:

En-Suite Shower Room

Window to front aspect. White suite comprising: push button WC, pedestal wash hand basin with tiled splash back, large fully tiled shower with glass door. Heated towel rail, shaver point, vinyl flooring.

Bedroom 2

10'8" x 8'11"

Window to front aspect. Mirrored sliding door double fitted wardrobes fitted with shelves and rails. Carpet.

Bedroom 3

8'11" x 7'3"

Window to side aspect. Carpet.

Bathroom

Window to front aspect. White suite comprising: fully tiled paneled bath with wall mounted shower and glass screen, push button WC, pedestal wash hand basin, tiled storage shelf. Heated towel rail, shaver point, vinyl flooring.

EXTERNAL

Front Garden

Storm porch. Paved pathway leading to front door. External light. Low level brick wall and railings to side aspect and hedge to front aspect.

Rear Garden

Secluded South facing garden with fence perimeter.



External light, tap and power. Entertaining patio and lawn with border with established shrubs. Personal door access to rear of garage.

Garage & Driveway Parking

18'7" x 10'11"

Single garage with up and over door. Light and power. Parking for one car to front of garage. Personal door access to rear garden.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council tax: Band D

Mains utilities

Traditional brick and block construction

Local Area

This property is situated on a popular development within walking distance to all local amenities.

There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy. Pixbrook Academy

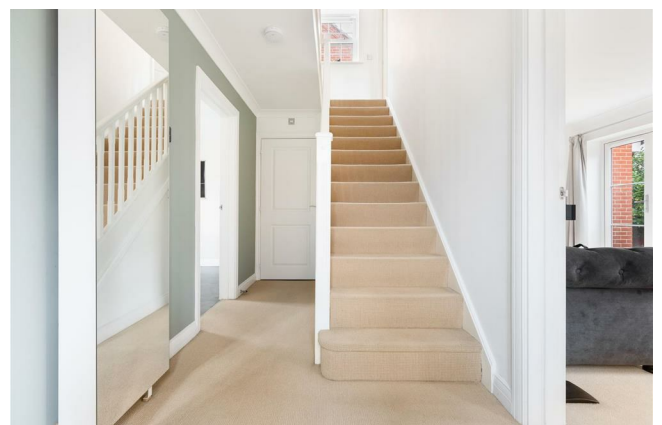
& Samuel Whitbread Academy.

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 & 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.

Agent Notes

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.





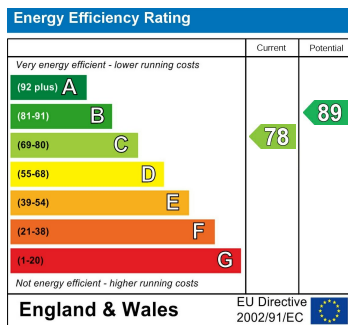


Total area: approx. 87.3 sq. metres (939.2 sq. feet)

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