

FREEHOLD



Bungalow - Detached (EPC Rating: B)

**20A KINGSWAY, STOTFOLD, HITCHIN,  
HERTFORDSHIRE, SG5 4EL**

**Offers Over**

**£400,000**



First Step



3



2



1



B

# 3 Bedroom Bungalow - Detached located in Hitchin

DETACHED bungalow... DOWNSTAIRS EN-SUITE... Upstairs BATHROOM... Spacious MODERN KITCHEN with UTILITY Room... SOUTH WESTERLY facing LOW MAINTENANCE garden... DRIVEWAY PARKING for 3 cars..

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Stairs leading to first floor. Ceramic tiled flooring. Doors leading to:

#### Lounge/Diner - Open Plan

22'6" x 19'3"

Dual aspect windows to front and rear aspect plus further French doors to side aspect. Carpet. Opening to:

#### Kitchen

Window to rear aspect. White gloss wall and base units with complementary work surface and tiled splash back. Integrated fridge/freezer, dishwasher, single oven, 4 ring gas hob and extractor hood. One and a half bowl sink, under plinth lighting, ceramic tiled flooring. Door leading to:

#### Utility Room

Window and door to rear aspect. Matching white gloss wall and base units with complementary work surface, upstand and tiled splash back. single bowl sink. Wall mounted boiler. Continuation of ceramic tiled flooring.

#### Cloakroom

White suite comprising: Push button WC, wall mounted wash hand basin with tiled splash back, Heated towel rail. Continuation of ceramic tiled flooring.

#### Bedroom 1

12'4" x 11'8"

Window to front aspect. Double sliding door fitted wardrobe, fitted with shelf and rail. Carpet. Door leading to:

#### En-Suite

White suite comprising: Push button WC, pedestal wash hand basin, fully tiled corner shower cubicle with glass door. Heated towel rail, shaver point. Door to storage cupboard housing water tank. Tiled flooring.

## First Floor

### Landing

Velux window to rear aspect. Carpet. Doors leading to:

### Bedroom 2

11'8" x 10'0"

Dual aspect, window to front aspect & velux window to rear aspect. Half height double fitted wardrobe fitted with self and rail. Carpet.

### Bedroom 3 / Study

11'8" x 5'9"

Velux window to rear aspect. Carpet.

### Bathroom

Velux window to rear aspect. White suite comprising: fully tiled paneled bath with wall mounted shower and glass screen, push button WC, vanity wash hand basin. with tiled splash back, Heated towel rail, wall mounted light up mirror. Vinyl flooring.

## EXTERNAL

### Front Garden / Driveway

Low level wall and established shrubs. Paved pathway to front door. External light. Side gated access. Block paved driveway parking for 3 cars.

### Garden

South westerly facing with fence perimeter. External light, power, side gated access. Entertaining patio with border with established plants and shrubs. Metal garden shed.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating B

Council tax: Band D

Mains utilities

Traditional brick and block construction



### 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, Roccroft 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.



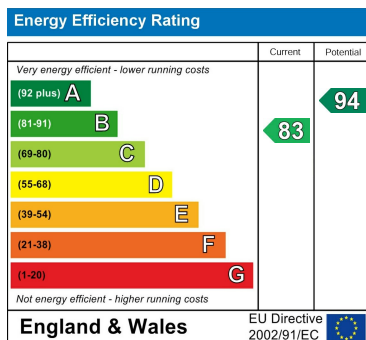


Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Council Tax Band

**D**

Energy Performance Graph



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**