FREEHOLD







House - Detached (EPC Rating: E)

40 The Green, Stotfold, Hitchin, Herts, SG5 4DG

Price Guide

£650,000

First Step

4 2 2 E

4 Bedroom House - Detached located in Hitchin

Impressive DETACHED house with FOUR BEDROOMS, 2 spacious reception rooms, an ENTERTAINING KITCHEN/DINER plus two bathrooms. The property is situated on a SUBSTANTIAL PLOT with a GENEROUS GARDEN and EXTENSIVE OUTBUILDINGS and GARAGE, with driveway PARKING FOR 3/4 CARS.

INTERNAL

Ground Floor

Entrance Hallway
Door to front aspect. Under stairs cupboard fitted with shelf and rail. Stairs to first floor. Carpet. Doors leading to:

Family Room
13'9" x 11'11"
Window to front aspect. Feature fireplace with wooden surround. Carpet.

Lounge
13'9" x 12'0"
Dual aspect windows to front and side aspect. Open working fire with wooden surround and stone hearth. Carpet.

Kitchen
12'0" x 11'8"
Dual aspect windows to both sides. A range of white wall and grey base units incorporating pan drawer sets, pantry fitted with shelves, complementary work surface and tiled splash back. Cusinemaster oven with 5 ring electric hob and extractor hood. Space and plumbing for dishwasher, washing machine, tumble dryer and upright fridge freezer. Boiler concealed in matching wall unit, one and a half bowl sink, under plinth lighting, laminate flooring. Opening to:

Dining Room
12'0" x 7'8"
Dual aspect window to rear and side aspect, door to side aspect. Continuation of laminate flooring.

Shower Room
8'1" x 6'8"
Window to rear aspect. Half tiled white suite comprising: Push button wc, pedestal wash hand basin, fully tiled shower cubicle with frosted glass window and sliding door. Laminate flooring.

Boot Room
Dual aspect window to rear aspect and door to side aspect. Wall mounted sink and shelves. Tiled flooring.

First Floor

Landing
Window to front aspect. Loft access fitted with light and ladder. Carpet. Doors leading to:

Bedroom 1
13'9" x 11'11"
Window to front aspect. Feature fireplace. 9 door built-in wardrobe fitted with shelves and rail. Carpet.

Bedroom 2
12'0" x 11'8"
Dual aspect windows to rear and side aspect. 4 door built-in wardrobe fitted with shelves and drawers. Wall mounted sink. Carpet.

Bedroom 3
12'0" x 8'6"
Window to front aspect. Carpet.

Bedroom 4
12'9" x 6'8"
Window to rear aspect. Triple door cupboard housing the water tank. Carpet.

Bathroom
Window to side aspect. White suite comprising: half tiled panelled bath, flush wc, pedestal wash hand basin with tiled splash back. Vinyl flooring.

EXTERNAL

Front Garden
Hedge to front perimeter. Small garden area laid to lawn, paved pathway to front door. External light. Side gated access.



Rear Garden
Fence perimeter. Entertaining patio and lawn, borders with established shrubs and plants, small pond. Wooden Summer house and secluded storage area. Hedge opening to "secret garden" area laid to lawn with planters, tree and wooden shed fitted with power. Further garden area to side of house with shingle and water butt. External light, tap, side gated access. A wide range of varioius outbuildings.

Garage
Up and over door plus personnel door to double garage fitted with light, power and up. Window to side aspect. Currently split into 4 separate rooms.

Store at front of garage
15'5" x 4'4"
Access through garage up and over door. Front part of garage kept as storage space.

Workshop 1
15'5" x 7'4"
Two windows to rear aspect and door to side aspect. Doors leading to:

Office
15'5" x 7'4"
Window to side aspect. Wooden floor.

Workshop 2
8'5" x 7'4"
Door from Workshop 1. Wooden floor.

Craft Room
15'1" x 12'8"
Personal door into craft room. Window to rear and front aspect. Insulated fitted with light and power. Carpet.

Garden Room
Dual aspect windows to side and rear aspect and French doors from side aspect. Door leading to:

Store
7'7" x 4'7"
Storage area.

Driveway
Driveway parking for 3/4 cars. EV charger.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating E
Council Tax: Band F

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, 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

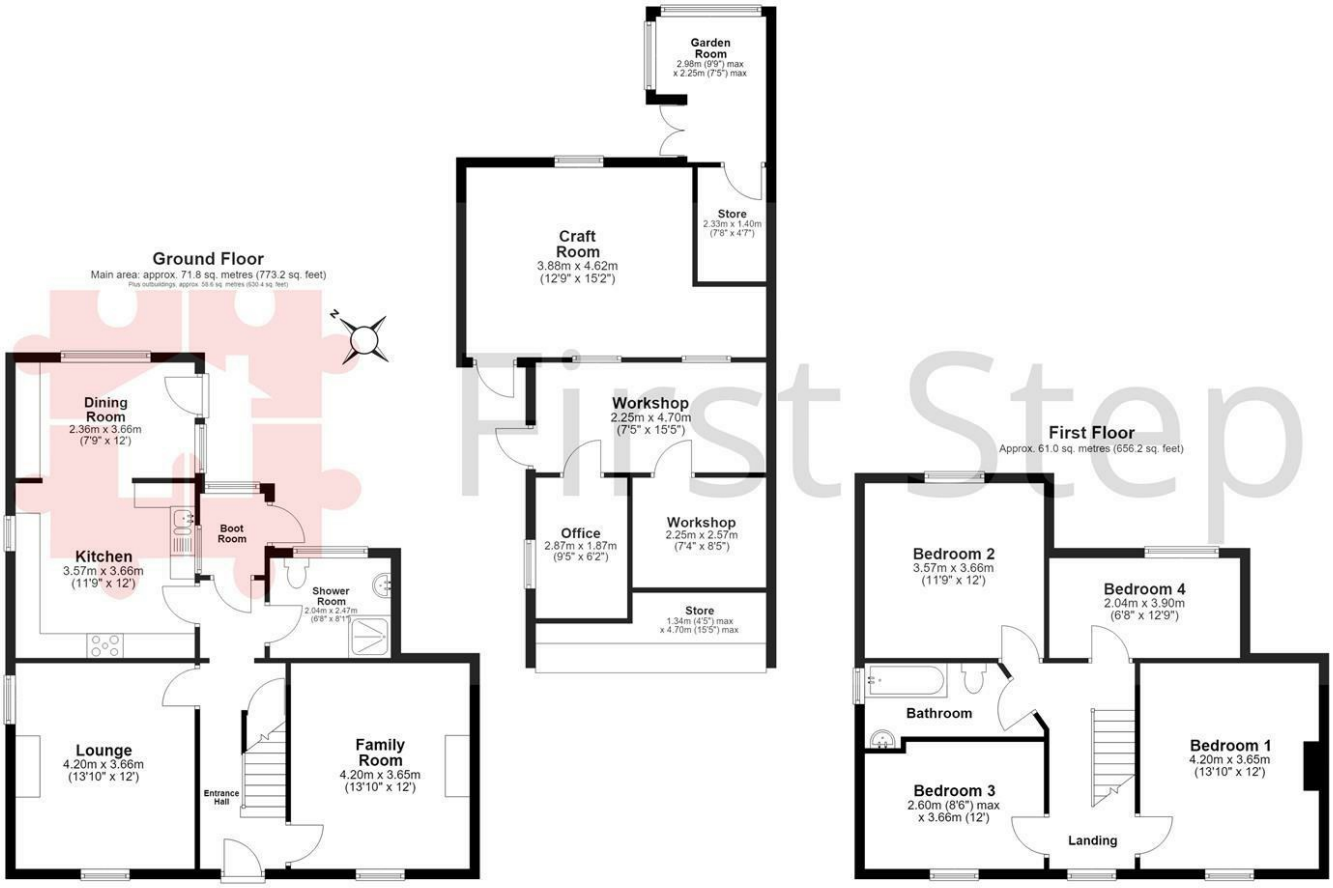
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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









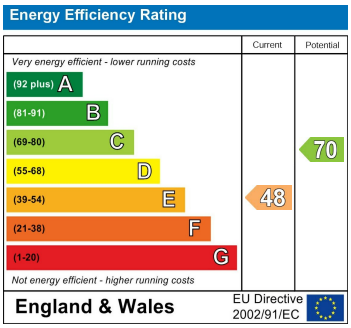
Main area: Approx. 132.8 sq. metres (1429.3 sq. feet)
Plus outbuildings, approx. 58.6 sq. metres (630.4 sq. feet)

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

F

Energy Performance Graph



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First Step