FREEHOLD







House - Detached (EPC Rating: C)

4 Harebell Avenue, Stotfold, Hitchin, Herts, SG5 4QZ

Price Guide

£500,000

First Step

3 2 2 C

3 Bedroom House - Detached located in Hitchin

CHAIN FREE DETACHED family home... Low maintenance SOUTH FACING GARDEN... Dual aspect lounge... ENTERTAINING Kitchen/Diner... EN-SUITE... Driveway PARKING for 2 cars plus GARAGE...

INTERNAL

GROUND FLOOR

Entrance Hallway
Door to front aspect. Full height door to storage cupboard, shelved. Wall mounted consumer unit. Ceramic tiled flooring. Staircase to first floor. Doors leading to:

Cloakroom
White suite comprising: push button wc and pedestal wash hand basin. Chrome heated towel rail, half tiled walls, continuation of ceramic tiled flooring.

Lounge
Dual aspect, window and French door to side aspects. Carpet.

Kitchen/Dining Room
Dual aspect, 2 windows to front, window and French doors to rear. A range of white wall and base units with granite work surface, upstand and drainer grooves. Integrated double oven, gas hob, extractor hood, dishwasher, washer/dryer. Housing unit with space for upright fridge/freezer. One and a half bowl sink, under unit lighting, boiler concealed in unit. Separate white storage unit with shelves and cupboard. Continuation of ceramic tiled flooring.

FIRST FLOOR

Landing
Window to side aspect. Full height door to airing cupboard housing the water tank, shelved. Loft access: window to side aspect, fitted with light. Doors leading to:

Bedroom 1
Dual aspect, window to front and 2 windows to rear aspect. 2 door built-in sliding mirrored door wardrobe fitted with shelf and rail. Carpet. Door leading to:

En-suite
Window to front aspect. White suite comprising: fully tiled large shower with glass door, push button wc, pedestal wash hand basin. Half tiled walls, chrome heated towel rail, luxury vinyl flooring.

Bedroom 2
window to side aspect. 2 door built-in sliding mirrored door wardrobe fitted with shelf and rail. Carpet.

Bedroom 3
Window to side aspect. Carpet.

Bathroom
Window to front aspect. White suite comprising: Separate fully tiled shower cubicle with glass bi-fold door, panelled half tiled bath with hand held shower, push button wc, pedestal wash hand basin. Half tiled walls, chrome heated towel rail, luxury vinyl flooring.

EXTERNAL

Front Garden
L-shaped front garden area. Wooden picket fence to perimeter with decorative stone garden area, paved pathway to front door with storm porch. External light.

Rear Garden
L-shaped south facing garden with fence and wall permieter, paved entertaining area with shallow steps to lower tiered levels. Wooden storage shed. Side gated access to driveway and personnel door to garage.



Garage & driveway parking

Brick built garage with up and over door, fitted with light and power, eave storage. Personnel door to side. Driveway parking for 2 vehicles.

ADDITIONAL PROPEPRTY 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.

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.

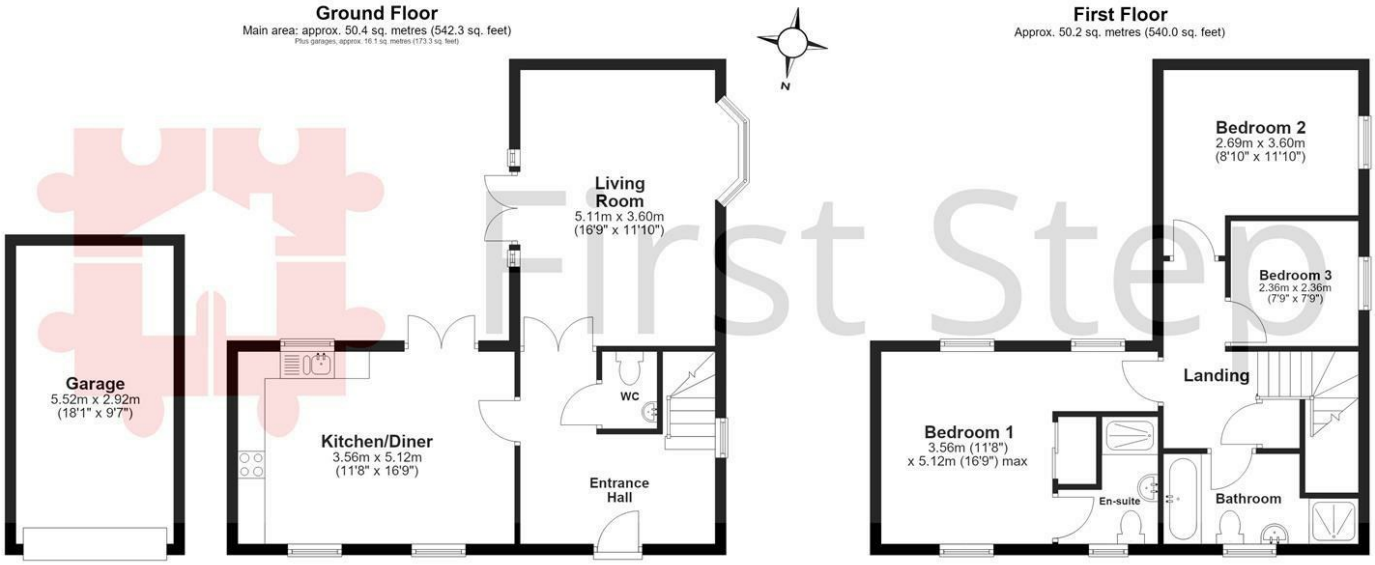







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Main area: Approx. 100.5 sq. metres (1082.2 sq. feet)

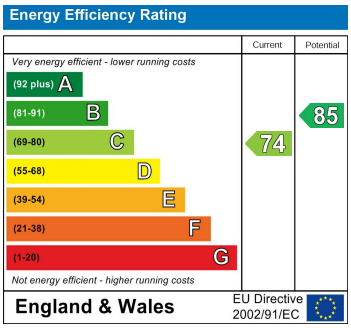
Plus garages, approx. 16.1 sq. metres (173.3 sq. feet)

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