

STEPHENS

ESTATE AGENTS

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58 COMMON ROAD, STOTFOLD, HITCHIN, HERTFORDSHIRE, SG5 4DF

In our opinion... "A very well presented updated chalet style home towards the end of a no through road close to the common."

Accommodation: Entrance hall, lounge/diner, fitted kitchen, landing, three bedrooms, bathroom, front and rear gardens, garage and off road parking for two vehicles.

Location: Stotfold offers a variety of schools and shops including a popular supermarket and restaurant/pubs. In addition, transport links can be found via Arlesey mainline rail link to Kings Cross and easy access to the A1(m).

PRICE: £234,995

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The property in further detail comprises: -

Double glazed front door to;

ENTRANCE HALL

Stairs to first floor with cupboard under, radiator, double glazed window to front aspect.



LOUNGE/DINER 26'9 x 12'0 (8.15m x 3.66m) narrowing to 11'0 (3.35m)

Double glazed window to front aspect, double glazed sliding patio doors to rear garden, feature fireplace, television point, two radiators.



KITCHEN 9'11 x 8'9 (3.02m x 2.67m)

Refitted with a range of eye and base level cupboard and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, built in oven, hob and extractor, built in fridge/freezer, wood effect flooring, double glazed window to rear aspect, double glazed door to side passageway.

UTILITY/CLOAKROOM

Fitted with a suite comprising wall mounted wash hand basin, low level WC, tiled splash backs, radiator, combination boiler serving hot water and heating, plumbing for automatic washing machine, base cupboard units with work surfaces over, wood effect flooring, double glazed window to side aspect.

FIRST FLOOR ACCOMMODATION

LANDING (Galleried effect)

Double glazed window to side aspect.

BEDROOM ONE 12'3 x 10'6 (3.73m x 3.20m)

Double glazed window to rear aspect, radiator.

BEDROOM TWO 10'6 x 10'0 (3.20m x 3.05m)

Double glazed window to front aspect, radiator, wood effect flooring.

BEDROOM THREE 10'6 x 9'0 (3.20m x 2.74m) plus door recess

Double glazed windows to side and rear aspect, radiator, coving, wood effect flooring.

BATHROOM

Fitted with a suite comprising panelled bath, separate shower cubicle with shower, pedestal wash basin, low level WC, complementary ceramic tiling, double glazed window to side aspect.

OUTSIDE

FRONT GARDEN

Driveway to garage, laid mainly to lawn with flower beds.



REAR GARDEN

Decked area leads onto a mature lawn, side passageway with door to front.

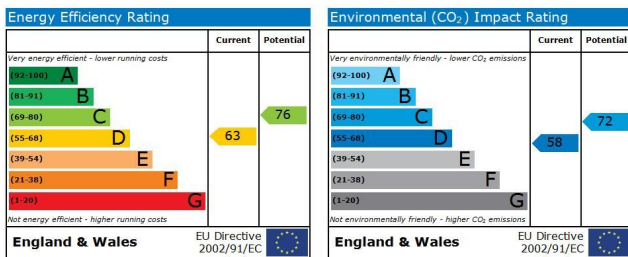
GARAGE (Larger than average)

A brick built garage with up and over door, power and light, personal door to side passageway.

DIRECTIONS

Heading North on the A1(M); turn left at junction 10 onto the A507 bypass, at the 2nd roundabout turn right into **Hitchin Road**. Proceed straight over the oncoming traffic lights into **Regent Street** and take the 5th turning on the left into **Common Road**. The property is then on the right hand side.

Energy Performance Certificate



AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

These are draft details yet to be approved by the vendors.