

# STEPHENS

## ESTATE AGENTS

57 High Street, Stotfold, Hitchin, Hertfordshire, SG5 4LD  
Tel: (01462) 732121 Fax: (01462) 834033

[www.stephensestateagents.com](http://www.stephensestateagents.com) or [www.rightmove.co.uk](http://www.rightmove.co.uk) or  
[www.zoopla.co.uk](http://www.zoopla.co.uk)  
e-mail: [stephensales@btconnect.com](mailto:stephensales@btconnect.com)



### **42 CHURCH ROAD, STOTFOLD, HITCHIN, HERTFORDSHIRE, SG5 4NE**

**In our opinion... "A three double bedroom DETACHED home with garage and further off road parking."**

**Accommodation:** Entrance hall, cloakroom, lounge, dining area, inner hall, fitted kitchen, landing, three bedrooms, re-fitted bathroom, front & rear gardens, garage and off road parking.

**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: £217,995**

[WWW.STEPHENSESTATEAGENTS.COM](http://WWW.STEPHENSESTATEAGENTS.COM)

The property in further detail comprises: -

**ENTRANCE HALL**

Multi pane front door.

**CLOAKROOM**

Low level WC, wall mounted wash hand basin, radiator, window to side aspect, complementary tiling.



**LOUNGE 13'4 x 13'1 (4.06m x 3.99m)**

Radiator, double glazed window to front aspect, TV point, opening to;

**DINING AREA 10'3 x 7'8 (3.12m x 2.34m)**

Radiator, serving hatch, double glazed door and window to rear aspect.

**INNER HALL**

Radiator, understairs storage cupboard, ½ turn stair case to first floor.

**KITCHEN 11'5 x 7'10 (3.48m x 2.39m)**

Fitted with a range of eye and base level cupboard and drawer units with roll edge worksurfaces over, 1½ bowl stainless steel sink with mixer taps, space for cooker, double glazed window to rear aspect, door to garden, radiator, plumbing for automatic washing machine, space for fridge freezer, boiler servicing hot water and heating.

**FIRST FLOOR**

**LANDING**

Loft access, airing cupboard housing hot water cylinder.

**BEDROOM ONE 13'3 x 8'9 (4.04m x 2.67m)**

Radiator, double glazed window to front aspect, built in wardrobe.

**BEDROOM TWO 13'3 x 10'3 (4.04m x 3.12m)**

Radiator, double glazed window to rear aspect, built in wardrobe.

**BEDROOM THREE 8'5 x 8'0 (2.57m x 2.44m)**

Radiator, double glazed window to rear aspect.

**BATHROOM**

Suite comprising; low level WC, pedestal wash hand basin, panelled bath with mixer taps and shower attachment, radiator, double glazed window to front aspect, complementary tiling.

**OUTSIDE**



**REAR GARDEN**

Gated side access, paved patio, lawned area, shed.

**Energy Performance Certificate**

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		67	(55-68) <b>D</b>	67	
(39-54) <b>E</b>	42		(39-54) <b>E</b>	40	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**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.