



House - Semi-Detached

**4 SILVER BIRCH AVENUE,
STOTFOLD, HITCHIN, SG5
4AR**

PCM

£2,150

FEATURES

- *** AVAILABLE NOW ***
- ** 4 DOUBLE BEDROOMS **
- FAMILY KITCHEN WITH BREAKFAST BAR
- OFFICE/STUDY
- RESIN DRIVEWAY AND PATIO
- DOUBLE LENGTH GARAGE
- ** PETS CONSIDERED **
- COUNCIL TAX BAND E
- CLOSE TO ALL LOCAL SCHOOLS AND LOCAL AMENITIES/TRAIN LINES



First Step

4 Bedroom House - Semi-Detached located in Hitchin

AVAILABLE NOW Nestled in the desirable location of Silver Birch Avenue, Stotfold, this delightful semi-detached house offers a perfect blend of comfort and practicality for family living. With four spacious bedrooms, this property is ideal for those seeking ample space for family life or guests. The heart of the home is a well-appointed family kitchen, featuring a full-size fridge and freezer, as well as a range-style oven, making it a joy for culinary enthusiasts.

The property boasts two inviting reception rooms, providing versatile spaces for relaxation and entertainment. An additional study room offers a quiet retreat for work or study, catering to the needs of modern living. The convenience of a downstairs WC adds to the practicality of the layout.

Outside, the property is complemented by a double-length garage, providing secure parking and additional storage options. The resin driveway accommodates parking for ample vehicles, ensuring that you and your guests will never be short of space. The patio area invites you to enjoy outdoor gatherings or simply unwind in the fresh air.

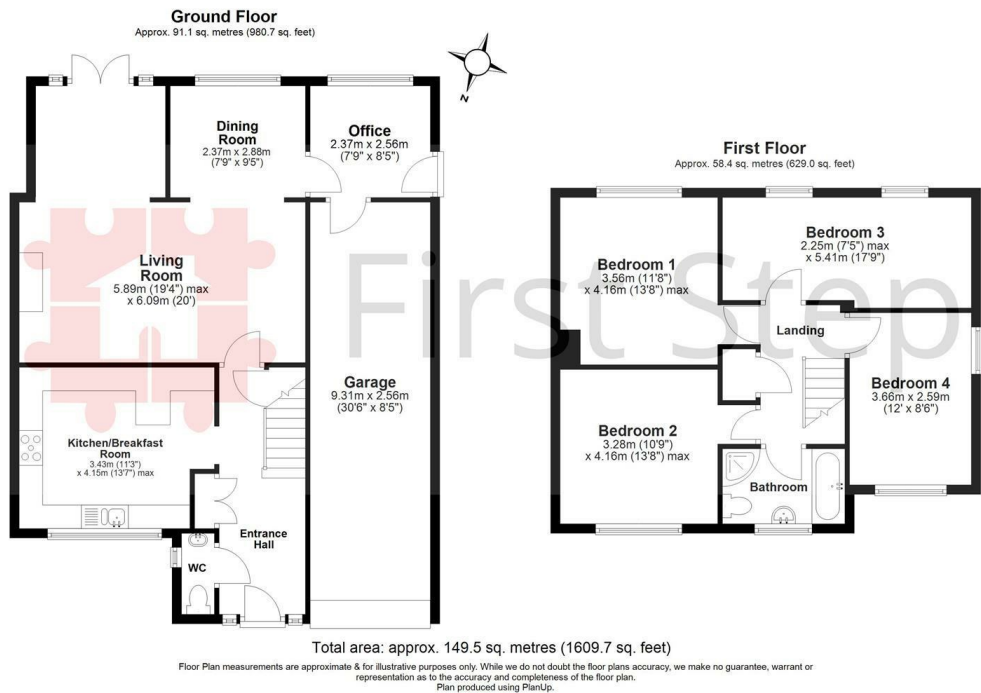
This charming home is situated in a sought-after area, making it an excellent choice for families looking to settle in a friendly community. With its combination of space, functionality, and a prime location, this property is not to be missed. Come and experience the warmth and charm of this lovely home on Silver Birch Avenue. *** Pets Considered ***

Call us on
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Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.