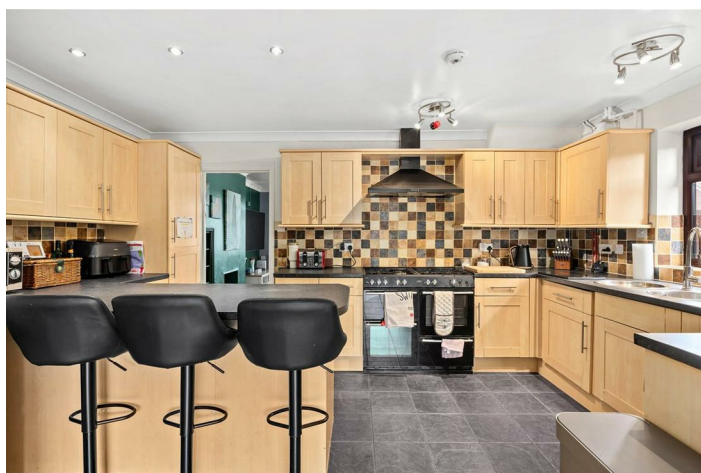


FREEHOLD



House - End Terrace (EPC Rating: C)

37 Hyde Avenue, Stotfold, Hitchin, Herts, SG5 4JD

Price Guide

£365,000



First Step



3 Bedroom House - End Terrace located in Hitchin

3 DOUBLE bedrooms with AIR CON... Entertainig Kitchen/Dining/Family room... UPGRADED Bathroom with bath & shower... EXTERNAL Office/Man Cave... WEST FACING Garden... Driveway PARKING for 3 cars... Cloakroom...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door leading into entrance hallway. Ceramic tiled flooring. Stairs leading to first floor with door leading to:

Lounge

15'5" x 11'8" into bay
Bay window to front aspect. Door to under stair cupboard. Chimney breast with feature opening. Inset shelving/display unit. Laminate flooring. Opening leading to:

Kitchen/Dining/Family Room

19'10" x 18'6"
Dual aspect, window to side aspect and French doors to rear patio. Kitchen fitted with wooden shaker style wall & base units with complementary work surface, tiled splash back area & breakfast bar seating for 3. Belling Range oven with 7 ring gas hob & extractor. Stainless steel dual circular inset sinks. Space for washing machine, upright fridge freezer & dishwasher. Boiler housed in cupboard. Ceramic tiled flooring. Fully glazed door leading to side garden and door to cloakroom.

Cloakroom

5'8" x 3'8"
Privacy window to rear aspect. White suite comprising: Vanity unit with inset wash hand basin, push button wc. Half tiled walls and continuation of ceramic tiled flooring.

FIRST FLOOR

Landing

Window to side aspect. Carpet. Loft access: partially boarded fitted with light. Doors leading to:

Bedroom 1

11'10" x 11'1" into wardrobes
Window to front aspect. Built-in bi-fold door wardrobe 1 fitted with shelf & rail, plus built-in bi-fold door shelved airing cupboard 2 housing water tank and fitted with shelf and rail. Carpet. Wall mounted air conditioning unit (both hot & cold air).

Bedroom 2

15'5" x 8'11"
Window to rear aspect. Open storage area fitted with rails. Laminate flooring. Wall mounted air conditioning unit (both hot & cold air).

Bedroom 3

11'10" x 8'9"
L-shaped bedroom, 2 double glazed windows to rear aspect. Carpet. Wall mounted air conditioning unit (both hot & cold air).

Bathroom

11'3" x 7'6"
Opaque window to front aspect. White suite comprising: half tiled panelled bath fitted with hand held shower. Fully tiled shower cubicle fitted with wall mounted shower, glass door, two door vanity unit inset with wash hand basin, push button wc, (fitted January 2023). Vinyl flooring, heated towel rail, wall mounted mirror, anti fog, fitted with shaver point.

EXTERNAL



Front - Driveway parking

Block paved driveway with parking for 3 cars. Gated access leading to paved side garden area leading to side aspect door.

Side Garden

Side garden paved seating area, accessed via lockable gate from front driveway and lockable door access into the Family Room.

Rear Garden

Private west facing rear garden with fence perimeter and established shrubs to borders. Patio area leading to lawn. Outside tap & light. Pathway leading to:

External Office/Mancave

13'6" x 9'10"

Brick building with door to front aspect, fitted with power & light (separate consumer unit). Ceramic tiled flooring.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band B

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

Local Area

This property is situated close to the park in Stotfold and also benefits from being within walking distance of the local amenities in the town, as well as being excellently located for quick road access to the A507 and A1M

In Stotfold itself is a Co-op store, pharmacy, Days bakery, doctors surgery, dentist, opticians, library, working flour mill and a variety of coffee shops/pub/restaurants and much more.

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.



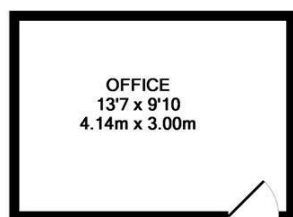
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by our agency, all interested parties will need to satisfy themselves as to the condition of any such items or services.

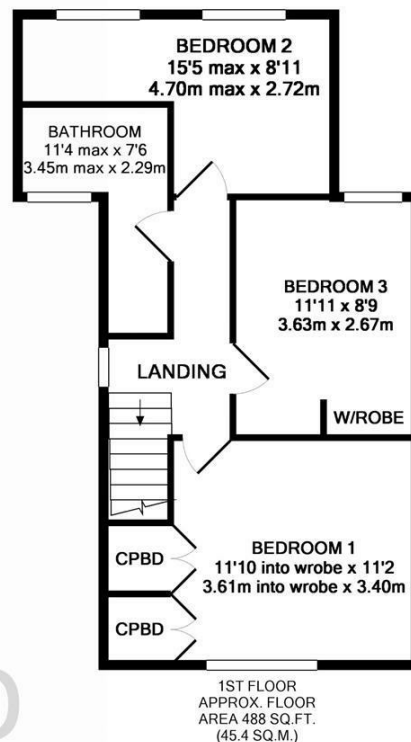
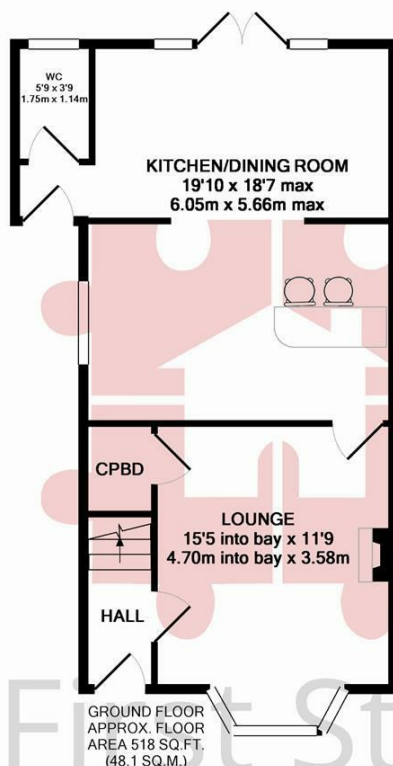
All measurements are approximate and therefore may be subject to a small margin of error.







OFFICE
APPROX. FLOOR
AREA 133 SQ.FT.
(12.3 SQ.M.)



ST037HA
TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)

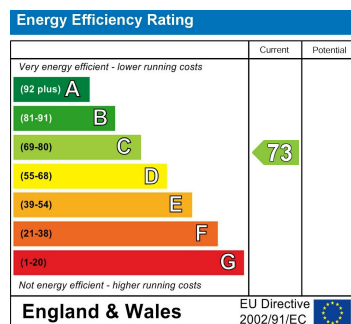
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Council Tax Band

B

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