

FREEHOLD



Bungalow - Detached (EPC Rating: D)

**25 Netherstones, Stotfold, Hitchin, Herts, SG5 4BS**

**Price Guide**

**£425,000**



**First Step**

2 1 1 D

# 2 Bedroom Bungalow - Detached located in Stotfold

CHAIN FREE... Peaceful SOUGHT AFTER Location... 2 DOUBLE Bedrooms... GARAGE with ELECTRIC DOOR... Patio doors to SOUTH FACING GARDEN... Kitchen with appliances... Close to local Amenities...

CHAIN FREE...

PEACEFUL SOUGHT AFTER LOCATION...

2 DOUBLE BEDROOMS...

SOUTH FACING GARDEN...

GARAGE...

The bungalow comprises of 2 double bedrooms, lounge/diner with doors leading into garden, fitted kitchen plus bathroom.

Externally is a good sized south facing garden, garage plus parking.

## Entrance Hallway

Composite door leading into entrance hallway. Door to shelved airing cupboard housing water tank. Carpet. Loft Access. Doors leading to:

## Lounge/Diner

19'4" x 13'1"

Sliding patio door leading to garden with double glazed window to rear aspect both fitted with vertical blinds. Feature fireplace fitted with gas fire. Carpet, TV point.

## Kitchen

14'0" x 8'1"

Double glazed window to front aspect fitted with roller blind. Half glazed door to side aspect. Kitchen fitted with light wood Shaker style wall & base units with complementary work surface. Eyeline Bosch double oven fitted with 4 ring gas hob & extractor. Composite sink. Ceramic tiled flooring.

## Bedroom 1

12'9" x 10'3"

Double glazed bay window to front aspect fitted with vertical blinds. Built-in sliding door wardrobe fitted with shelf & rail. Carpet.

## Bedroom 2

12'7" x 8'3"

Double glazed window to rear aspect fitted with vertical blinds. Carpet.

## Bathroom

Double glazed privacy window to side aspect. Fully tiled bathroom fitted with panelled bath wall mounted shower & glass screen. Pedestal wash hand basin, wc. Wall mounted mirrored cabinet, shaver point. Ceramic tiled flooring.

## EXTERNAL

### Front Aspect

Low level hedge to perimeter with paved pathway leading to front door with lawn areas to either side. Side gated access leading to rear aspect.

### Rear Aspect

Secluded rear garden with small patio area leading to lawn. Wooden garden shed. Personal door leading to garage. Paved pathway to side access with gated access leading to front aspect.

### Garage

17'10" x 8'10"

Single garage with electrically operated door fitted with power. Driveway parking.



#### Additional Material information

Freehold

EPC Rating D

Council Tax: Band D

Mains electric, gas and water  
Traditional brick construction

#### Local Area

This property is situated in a cul-de-sac location within walking distance to all local amenities, shops & chemist.

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,

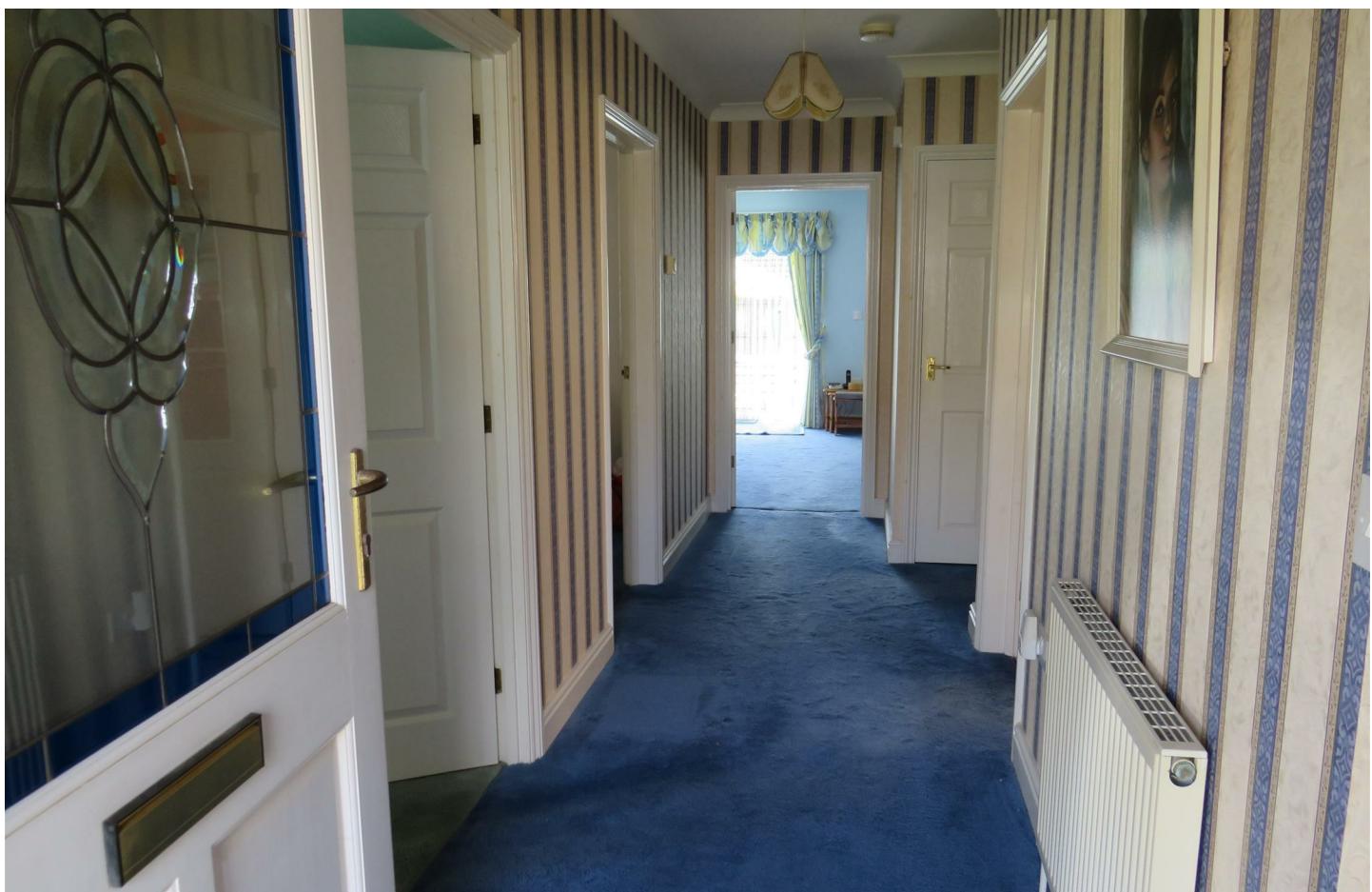
Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

#### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, 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.



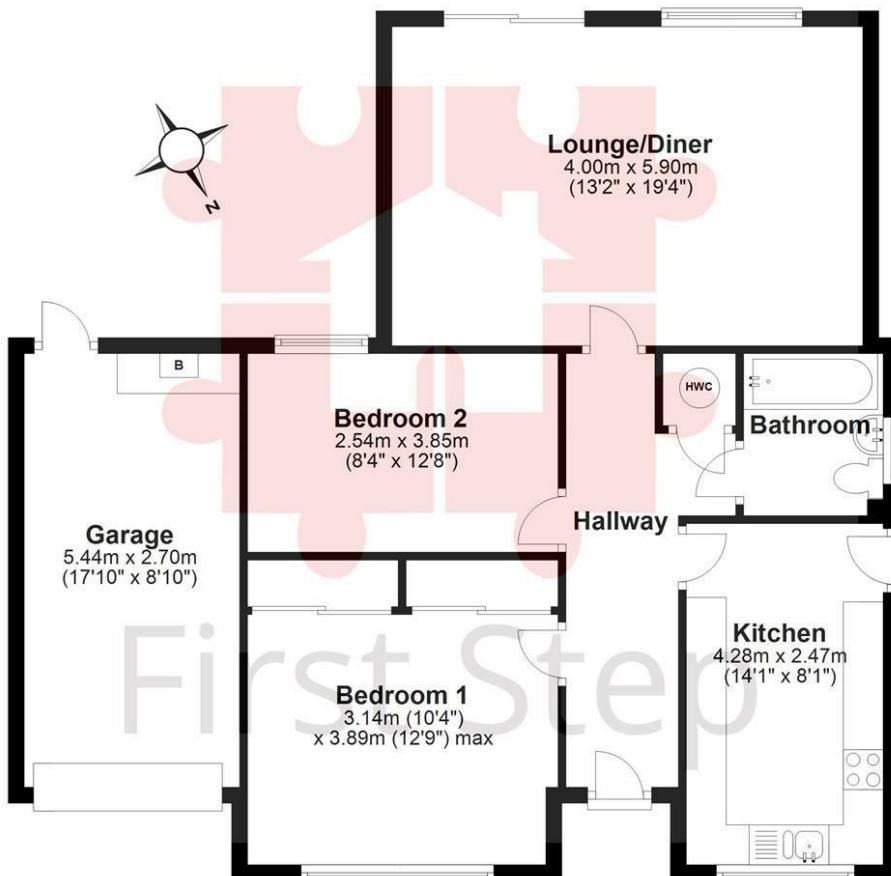
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## Ground Floor

Approx. 73.7 sq. metres (793.2 sq. feet)

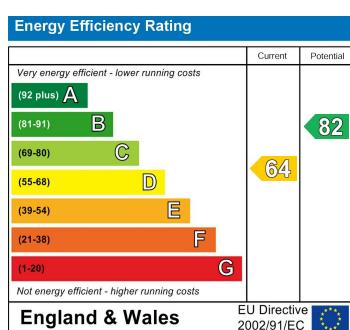


Total area: approx. 73.7 sq. metres (793.2 sq. feet)

Council Tax Band

**D**

Energy Performance Graph



Call us on

**01462 659 730**

**[sales@firststep.ltd](mailto:sales@firststep.ltd)**

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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**