

FREEHOLD



House - Detached (EPC Rating: B)

**27 ELDER AVENUE, STOTFOLD, HITCHIN,  
HERTFORDSHIRE, SG5 4ST**

**Offers Over**

**£400,000**



**First Step**



**B**

# 3 Bedroom House - Detached located in Hitchin

DETACHED family home... ENTERTAINING Kitchen/Diner... 3 good sized bedrooms... EN-SUITE... Excellent storage... Driveway parking for 2 CARS with EV CHARGER... GARDEN with PATIO and GARDEN SHED...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door and window to front aspect. Full height shallow storage cupboard housing wall mounted consumer unit. Stairs to first floor. Door leading to:

#### Sitting Room

13'10" x 12'4"

Window to front aspect. Carpet. Door leading to:

#### Kitchen/Dining Room

15'10" x 9'4"

French doors and window to rear aspect. A range of cranbrook platinum Symphony wall and base units with complementary wood effect work surface and up stand. Integrated fridge/freezer, washing machine, slimline dish washer, double oven, 4 ring gas hob and extractor hood. Full height door to under stairs storage. Boiler concealed in matching wall unit, one and a half bowl sink, under plinth lighting, luxury vinyl flooring.

#### Cloakroom

White suite comprising: Push button WC, pedestal wash hand basin with tiled splash back. Continuation of luxury vinyl flooring.

#### First Floor

### Landing

Carpet. Loft hatch. Doors leading to:

#### Bedroom 1

12'3" x 11'0"

Window to front aspect. Recess space for wardrobe. Carpet. Door leading to:

#### Bedroom 1 En-Suite

Window to front aspect. White suite comprising: Push button WC, pedestal wash hand basin, single fully tiled shower with glass bifold door. Luxury vinyl flooring.

#### Bedroom 2

10'6" x 8'8"

Window to rear aspect. Carpet.

#### Bedroom 3

11'6" x 6'9"

Window to rear aspect. Recess space for wardrobe. Carpet.

#### Bathroom

Window to side aspect. White suite comprising: Push button WC, pedestal wash hand basin, fully tiled paneled bath with wall mounted shower and glass screen. Luxury vinyl flooring.

## EXTERNAL

### Rear Garden

Fence perimeter. External light, tap, side gated access. Entertaining patio area leading to lawn area. Wooden garden shed.

### Front Garden

Small garden area with shingle and established shrubs, paved pathway to front door. External light, side gated access.

### Driveway

Driveway to side of property with tandem parking for 2 cars, fitted with EV charger.

### Additional Property Information

Freehold

EPC: B

Council Tax: Band D



#### Mains utilities

Traditional brick and block construction

#### Local Area

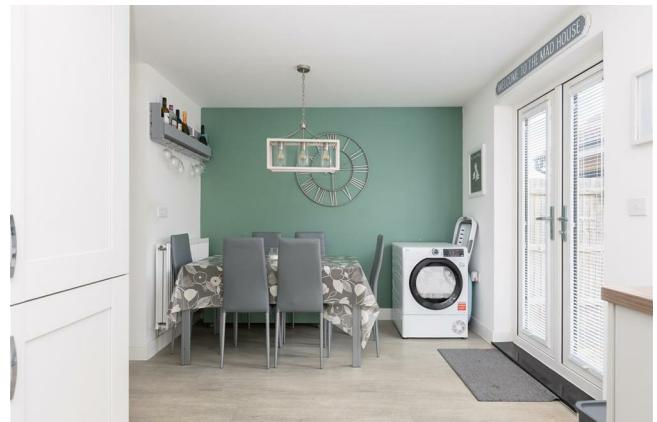
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

Stotfold benefits from a Co-op, Pharmacy, Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants. Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy and Pixbrook Academy are all within easy reach.

#### Agents Notes

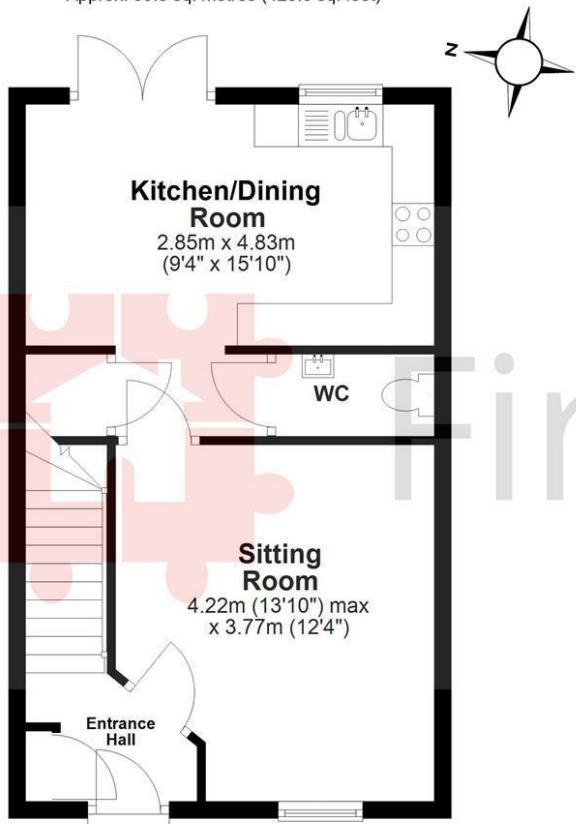
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services.

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



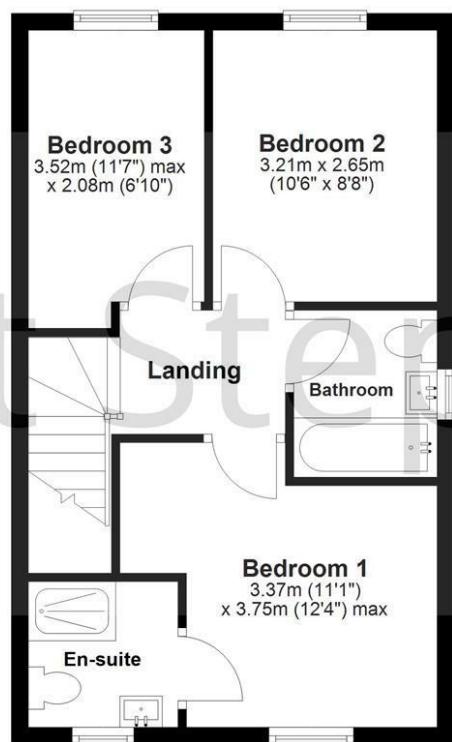
## Ground Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



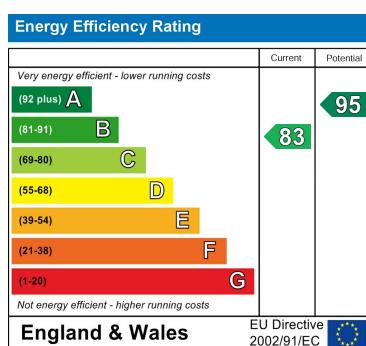
Total area: approx. 79.6 sq. metres (857.2 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Council Tax Band

D

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**