

FREEHOLD



House - Detached (EPC Rating: C)

**11 Tansy Avenue, Stotfold, Hitchin, Herts, SG5 4GJ**

**Price Guide**

**£450,000**



**First Step**

 3  2  1  C

# 3 Bedroom House - Detached located in Stotfold, Hitchin

CHAIN FREE... Immaculately Presented... DETACHED FAMILY HOME... Large SOUTH Facing Garden... LOUNGE with French Doors to Garden... KITCHEN/DINER... GARAGE Plus Driveway Parking

CHAIN FREE...

3 BEDROOM DETACHED...

IMMACULATED PRESENTED...

On the ground floor is the lounge & kitchen/diner both with french doors to garden plus cloakroom.

The first floor comprises of Principal bedroom with en-suite, 2 further good sized bedrooms & family bathroom.

Externally is a large south facing garden with personal door to garage & driveway parking for 2 vehicles

## GROUND FLOOR

### Entrance Hallway

Composite door leading into entrance hallway. Door to under stair cupboard. Laminate flooring. Stairs to first floor with doors leading to:

### Lounge

18'3" x 9'11"

Double glazed window to front aspect fitted with venetian blind with French doors leading to garden. Carpet, TV point.

### Kitchen/Diner

18'3" x 8'11"

Double glazed window to front aspect fitted with venetian blind. Kitchen fitted with grey wall & base units incorporating drawer pack with complementary work surface. Single oven with 4 ring gas hob & extractor. Space for washing machine, dishwasher & fridge freezer. Stainless steel sink. Ceramic tiled flooring.

### Cloakroom

Double glazed privacy window to rear aspect. White suite comprising: wc, pedestal wash hand basin. Laminate flooring.

## FIRST FLOOR

### Landing

Double glazed window to rear aspect. Door to shelved airing cupboard housing water tank. Carpet. Loft access. Doors leading to:

### Principal Bedroom

13'11" x 10'1"

Double glazed window to rear aspect. Two built-in wardrobes fitted with shelf & rails. Carpet, TV point. Door leading to:

### En-suite

Double glazed privacy window to front aspect. White suite comprising: fully tiled shower cubicle fitted with wall mounted shower & glass door, wc, pedestal wash hand basin. Vinyl flooring.

### Bedroom 2

10'8" x 8'11"

Double glazed window to front aspect. Carpet.

### Bedroom 3

8'11" x 7'3"

Double glazed window to rear aspect. Carpet.

### Bathroom

Double glazed privacy window to front aspect fitted with venetian blind. White suite comprising: half tiled panelled bath fitted with hand held shower, pedestal wash hand basin, wc. Vinyl flooring.



## EXTERNAL

### Front Aspect

Iron railings to perimeter with pathway leading to front door with garden areas to either side.

### Rear Aspect

Good sized rear garden with walled perimeter. Patio area leading to lawn with shrubs planted to borders. Personal door to garage. Side gated access leading to driveway and parking. External tap, outside light.

### Garage & Driveway

Single garage with up & over door fitted with power, light & eave storage. Driveway parking for 2 vehicles.

### Additional Material Information

Freehold

EPC Rating C

Council Tax: Band D

Mains electric, gas and water  
Traditional brick construction

### Local Area

This property is situated 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.

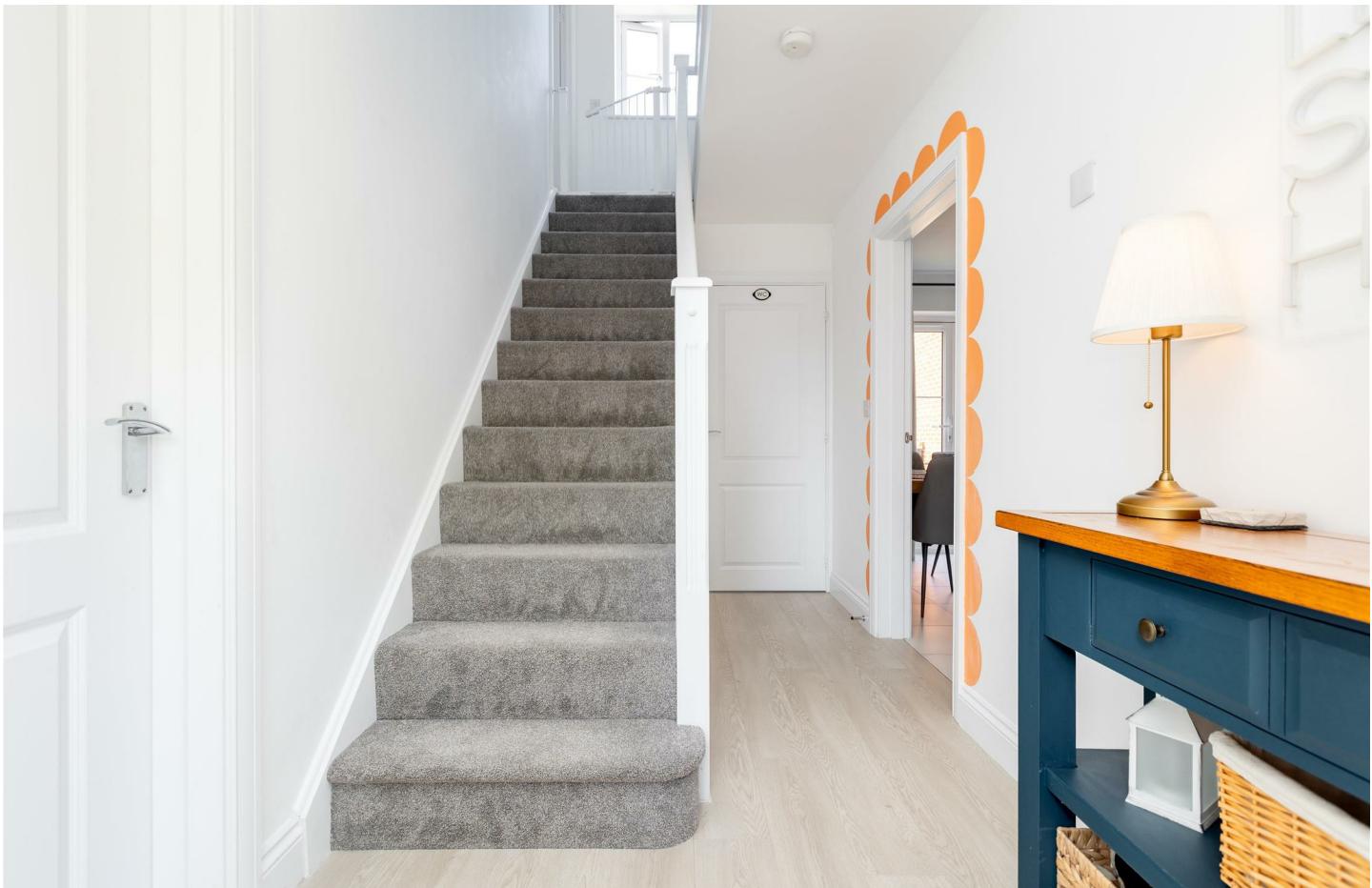
### Agents Note

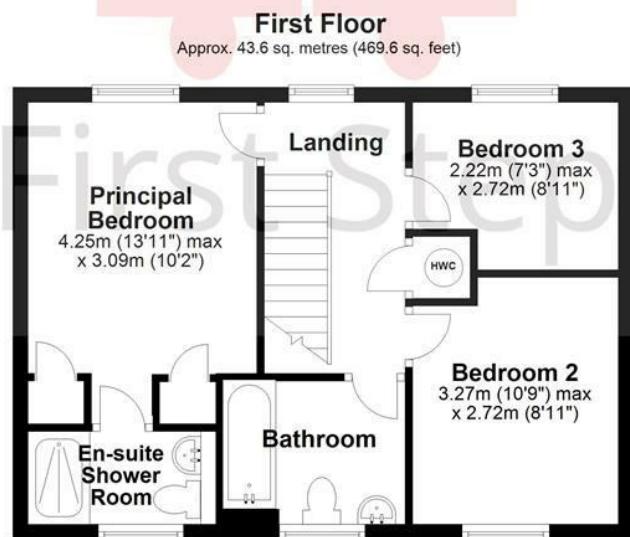
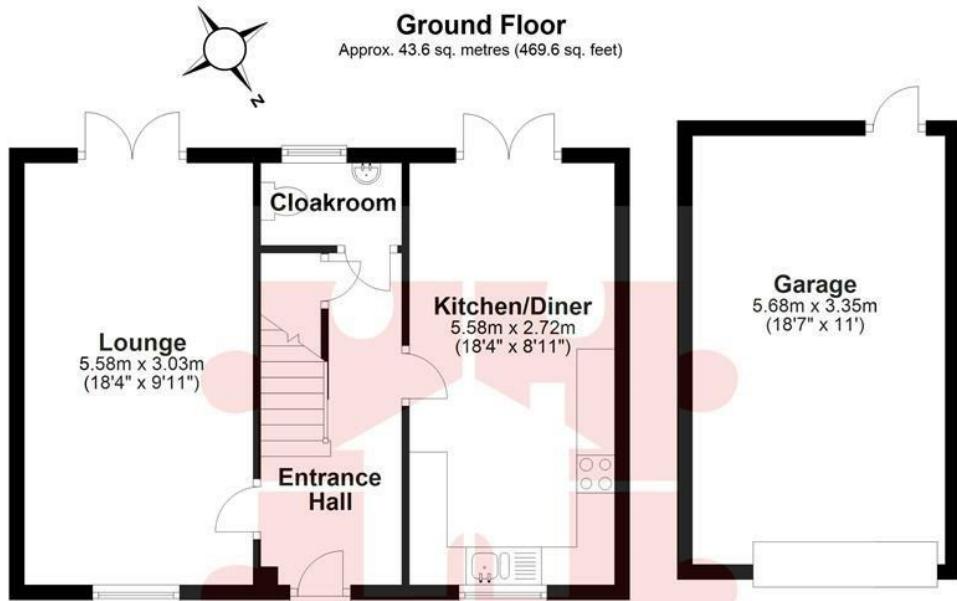
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are



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





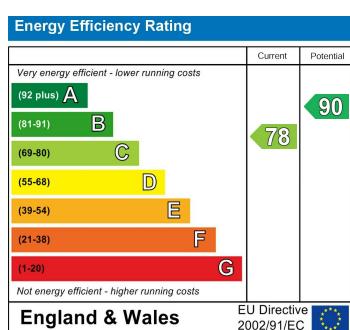


Total area: approx. 87.3 sq. metres (939.2 sq. feet)

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**