

FREEHOLD



House - End Terrace (EPC Rating: C)

**29 MARIGOLD WAY, STOTFOLD, HITCHIN,  
HERTS, SG5 4HQ**

**Price Guide**

**£395,000**



**First Step**

3 1 1 C

# 3 Bedroom House - End Terrace located in Hitchin

ENTERTAINING Kitchen/Diner... GYM (garage conversion)... Secluded WALLED garden... driveway PARKING... Bedroom 1 with EXCELLENT STORAGE... Lounge with door to garden...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Door to under stairs cupboard. Wall mounted consumer unit in display cupboard. Laminate flooring. Staircase to first floor. Doors leading to:

#### Kitchen - open plan

9'4" x 8'2"

Window to front aspect. Duck egg blue wall and base units with complementary work surface and tiled splash back. Single oven, 4 ring electric hob and extractor hood. Space and plumbing for dish washer, washing machine and fridge/freezer, single bowl sink. Tiled flooring.

#### Lounge/Diner - open plan

17'3" x 15'

Window and door to rear aspect. Laminate flooring. Door leading to:

#### Gym, garage conversioin

13'3 x 9'11"

French doors to rear aspect, two velux windows to rear aspect. Separate consumer unit. fully insulated, light and power. Door into small storage area at the front of the garage.

#### Cloakroom

White suite comprising: Push button WC, pedestal wash hand basin with tiled splash back and storage cabinet. Laminate flooring.

### First Floor

#### Landing

Full height door to water tank fitted with shelf. Loft hatch- fully boarded with light and ladder. Carpet. Doors leading to:

#### Bedroom 1

13' x 10'

Window to rear aspect. Two x 2 door fitted wardrobes fitted with shelf and rail. Carpet.

#### Bedroom 2

9'9" x 7'

Window to front aspect. Carpet.

#### Bedroom 3

7'9 x 6'10"

Window to front aspect. Carpet.

#### Bathroom

White suite comprising: Half tiled paneled bath with wall mounted shower, mirror and glass screen, push button WC, pedestal wash hand basin with tiled splash back and storage cabinet. Vinyl flooring.

## EXTERNAL

#### Front Garden

Hedge to front perimeter. Small garden area with decorative shingle, paved pathway to front door. Storm porch. External light.

#### Rear Garden

Wall and fence perimeter. External light. Air source heat pump. Entertaining patio and lawn.

#### Garage/Driveway

7/30 split garage with door leading to small storage space plus gym. Room for one car on driveway.

#### Additional property information

Freehold

EPC: C

Council tax: Band C

Service charge: £8.59 per month

Mains Utilities - no gas, air source heat pump  
Traditional brick and block construction

#### Local Area

This property is situated on a popular development within walking distance to all local amenities.

There are two lower schools in Stotfold, Roecroft lower school &



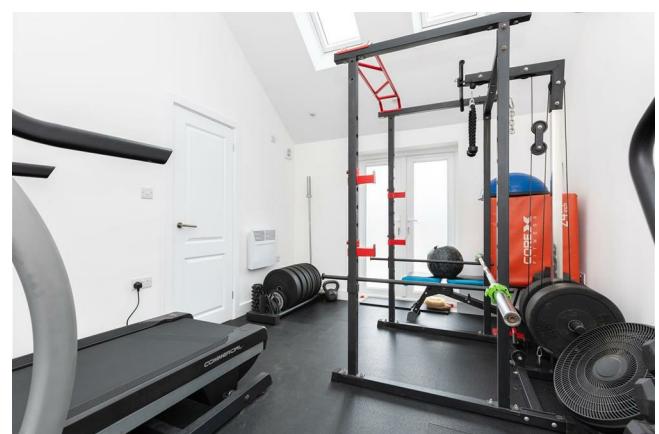
St Marys Academy with nearby middle and upper schools of Etonbury Academy. Pixbrook Academy & Samuel Whitbread Academy.

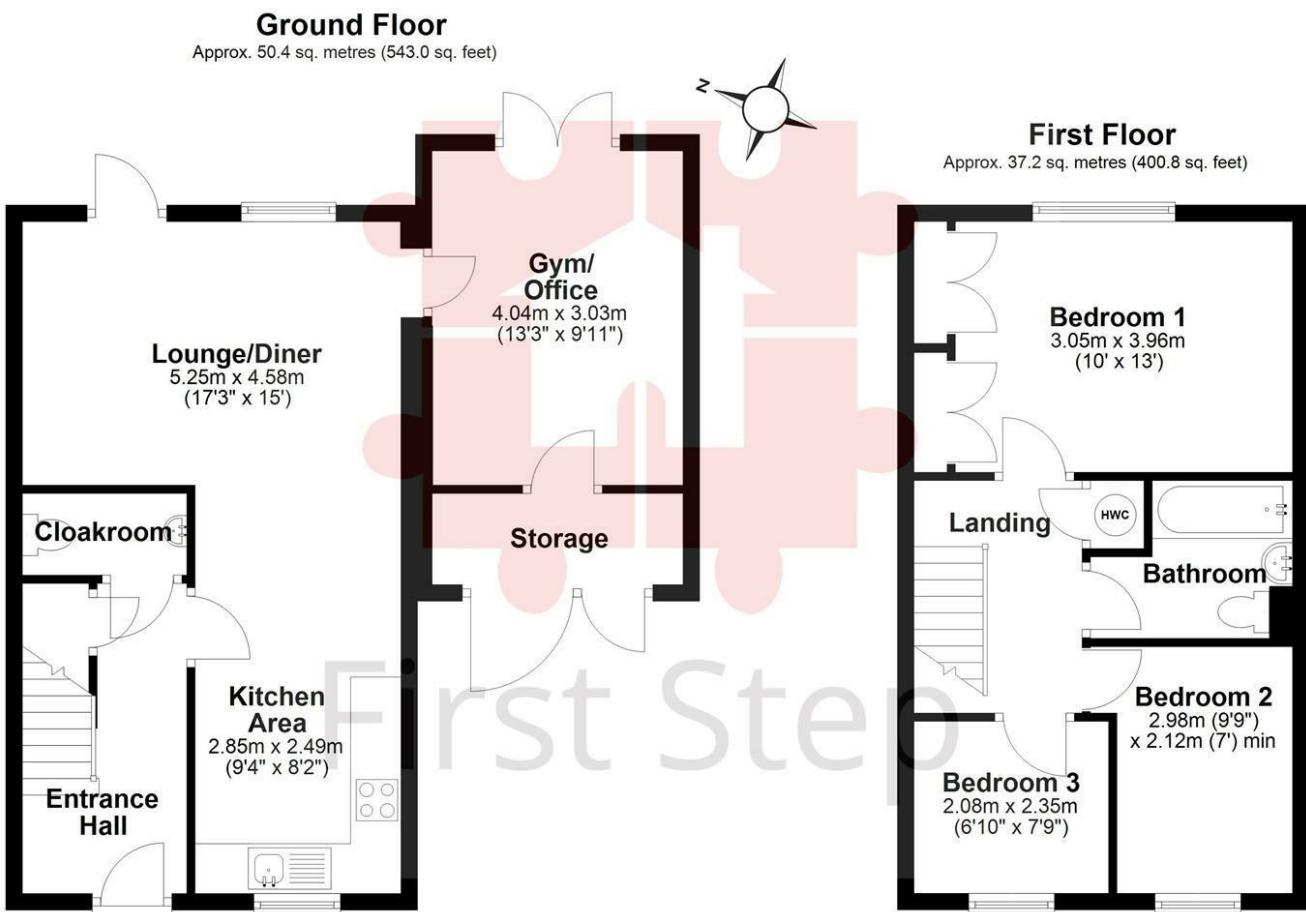
Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

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.

#### Agent Note

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.

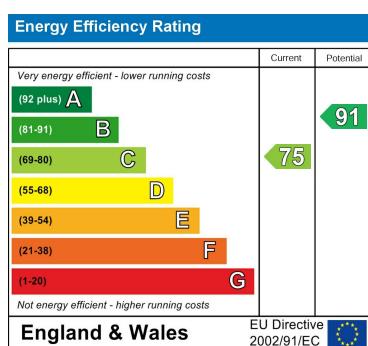




Council Tax Band

C

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**