



PUTTERILLS

— est. 1992 —

25 Brook Street, Stotfold, Hitchin, SG5 4LA

£500,000

An extended 1950's four bedroom detached residence in a non estate location with a delightful garden measuring 122' in length.

This spacious four bedroom detached property offers spacious accommodation, but also the potential for further extension if required (subject to planning permission being obtainable). The accommodation includes an entrance hall, two reception areas, open plan kitchen/dining room and cloakroom. To the first floor there are four generous size bedrooms and family bathroom. Externally the property offers a driveway providing off road parking and a delightful rear garden measuring 122' by 27' maximum. Benefiting from a southerly aspect enjoying the rest of the days sunshine.

Stotfold and its town 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 via Letchworth or Arlesey are approximately 35-40mins. In Stotfold town there is a Co-op convenience store and less than 5mins drive there is Bannatynes Gym and new Spa.

ENTRANCE HALL

CLOAKROOM

SITTING ROOM 11'10" x 11'5" (3.61m x 3.48m)

FAMILY ROOM 12'2" x 11'6" (3.71m x 3.51m)

KITCHEN/DINING 17'10" x 18'8" (L SHAPE MAXIMUM) (5.44m x 5.69m)

FIRST FLOOR

LANDING

BEDROOM ONE 21'11" x 9'3" (narrowing to 7'5") (6.68m x 2.82m)

BEDROOM TWO 12' x 11'6" (3.66m x 3.51m)

BEDROOM THREE 8'11" x 8'2" (2.72m x 2.49m)

BEDROOM FOUR 7'4" x 6' (2.24m x 1.83m)

FAMILY BATHROOM 8'7" x 4'7" (2.62m x 1.40m)

EXTERNALLY

GARDEN 122' x 27' (37.19m x 8.23m)

DRIVEWAY

TENURE

Freehold

EPC

EER: D

**FLOORPLAN AND BROCHURE
DISCLAIMER**

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information

and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

**MONEY LAUNDERING
REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

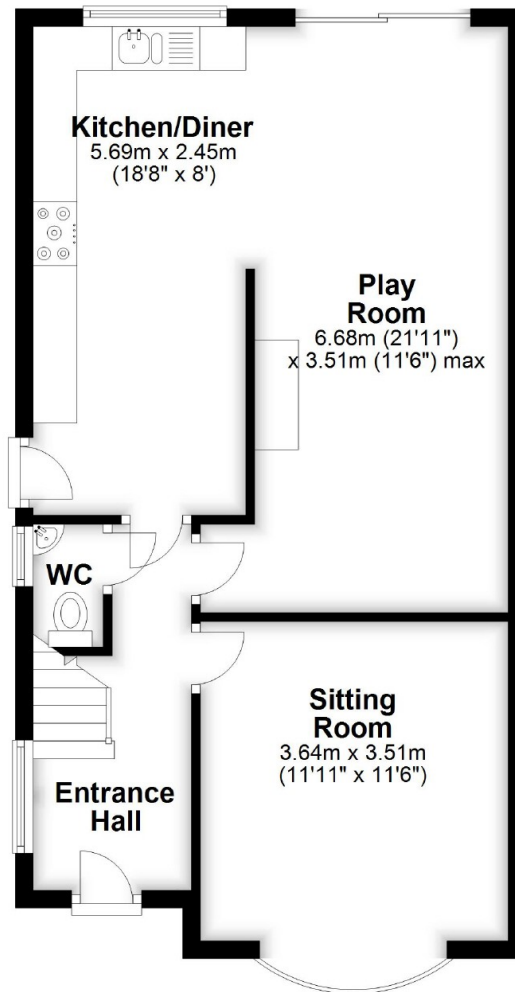






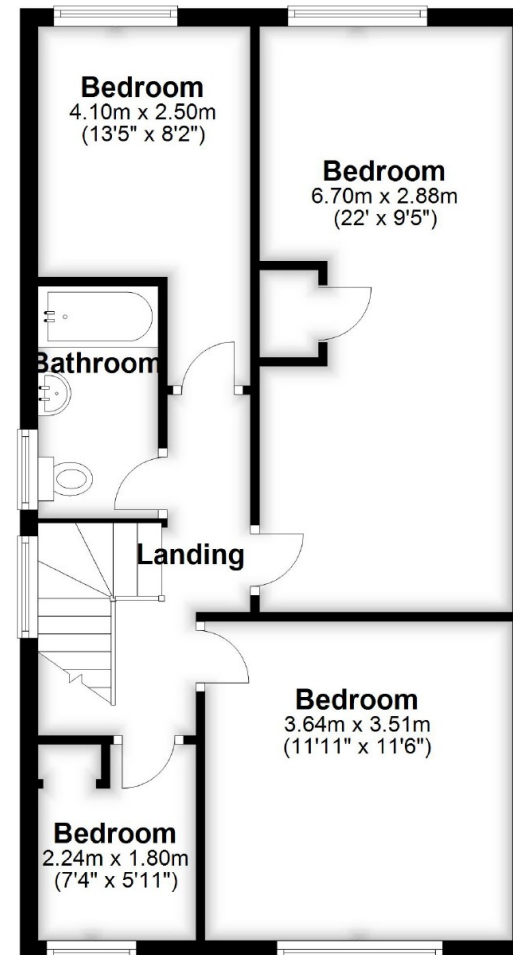
Ground Floor

Approx. 56.1 sq. metres (603.5 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)



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putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

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