



2 Bed Semi-Detached in Princes Street, Stotfold, SG5 4EP | £320,000

**Gothic**

**Estates.com**

Estates.com



**VIDEO**



## Key Features

- Vacant CHAIN FREE
- Very large plot
- Re-decorated top-to-bottom
- Two double bedrooms
- Approx 80' (24m) rear garden
- Side driveway and garage/outbuilding
- Huge potential for extension STP

See WALK-THROUGH VIDEO here...

## Description

\* VACANT - Chain Free Semi \* LARGE PLOT!! \* Re-decorated top to bottom \* Approx 80' south-west rear garden \* Side driveway + small garage \* TWO DOUBLE BEDROOMS \* So much potential to extend STP \* Close to schools \* See WALK-THROUGH VIDEO here....

Cul-de-sac location for this semi-detached home conveniently located for both Pix Brook and Etonbury academies. The house occupies a very generous plot with approx 80' (24m) south-west facing rear garden, front garden as well as a driveway leading to the side of the house (currently fenced). The whole house has been re-decorated top to bottom and there's new kitchen cabinets and counters. Available vacant/chain free and with so much potential to extend in the future - just look at the property next door.

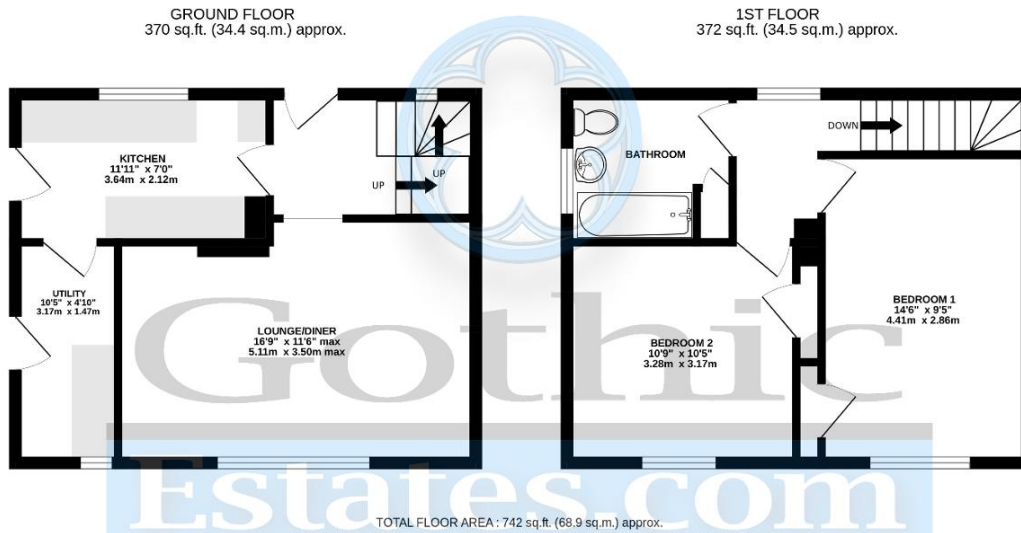
Nearest local shop 0.3 miles about 6 mins walk  
Pix Brook Academy 0.8 miles  
Etonbury Academy 1.0 mile  
Arlesey mainline station 2.0 miles  
Letchworth Garden City centre 3.8 miles  
Council Tax band B

## Location

Stotfold is a growing small town on the Beds/Herts border with easy access to the A1(M) for North South connection. It offers schools for all ages, a medium sized supermarket and a whole host of local shops, pubs and facilities. Popular local landmarks include the Grade II listed Stotfold Watermill and the 12th Century St Mary's Church - both beautiful to behold. Commuters are served by Arlesey Mainline Station approx 2 miles from the centre and the adjacent A507 with Milton Keynes to the West and the A1(M) immediately to the East. Larger towns of Letchworth Garden City and Hitchin are each just a few miles to the South.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		