



34, Angelica Avenue

Stotfold, Hitchin,
Bedfordshire, SG5 4HH
£650,000

country
properties

This immaculately presented four-bedroom detached family home, situated on the highly sought-after Greenacres development, offering spacious and versatile accommodation throughout. The ground floor features a welcoming entrance hall leading to a generous 21ft living room, kitchen, separate utility room, dining room and a study. Upstairs, there are four well-proportioned double bedrooms, including a master bedroom with built in wardrobes and en-suite shower room and a family bathroom. Outside, the property enjoys a beautifully landscaped rear garden with a variety of mature plants and shrubs, providing an ideal space for relaxing and entertaining. The home also benefits from a double garage and a driveway offering off-road parking for up to three cars.

- Four double bedrooms and en-suite to the master
- Within walking distance to local amenities, schools and countryside walks
- Driveway for up to 3 cars plus a double garage with electric doors and loft storage
- Underfloor heating in Kitchen and en-suite
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Security alarm fitted to house and garage



INTERNAL

GROUND FLOOR

Entrance Hall

Fitted carpet. Radiator. Carpeted stairs rising to first floor with bespoke pull out storage. Doors to Living room, Study, Kitchen/Breakfast room, Dining room and Cloakroom.

Living Room

21' 5" x 12' 0" (6.52m x 3.67m) Double glazed window to front aspect and double glazed French doors onto rear garden. Fitted carpet. Feature fire place. Installed air-conditioning unit. Two radiators.

Study

8' 7" x 7' 1" (2.62m x 2.15m) Double glazed window to rear aspect. Fitted carpet. Radiator. Understairs storage.

Kitchen/Breakfast Room

16' 8" max x 12' 6" max (5.08m max x 3.85m max) Range of wall and base units with worksurfaces over and upstands. One and half bowl inset sink and drainer unit with swan neck mixer tap over. Integrated eye level double oven and grill. Inset Neff five ring gas hob with extractor fan over and glass splashback. Integrated dishwasher. Space for fridge/freezer. Breakfast bar area with range of wall and base units, worksurfaces over with upstands. Tiled flooring with underfloor heating. Door to Utility room. Double glazed window to rear aspect with fitted blinds and double glazed French doors onto rear garden.

Utility Room

6' 11" x 5' 2" (2.12m x 1.58m) Wall and base units with worksurfaces over and inset stainless steel sink with mixer tap over. Plumbing and space for washing machine, space for another appliance. Wall mounted boiler, serviced annually. Tiled flooring. Door to onto rear garden.

Dining Room

11' 6" max x 9' 10" (3.51m max x 3.00m) Double glazed window to front aspect with fitted blinds. Fitted carpet. Radiator.



Cloakroom

Wash hand basin with tiled splashback and low level WC. Heated towel rail. Tiled flooring.

FIRST FLOOR

Landing

Doors to all Bedrooms and main Bathroom. Fitted carpet. Airing/storage cupboard. Loft hatch.

Bedroom One

16' 7" max x 10' 2" max (5.05m max x 3.09m max) Master bedroom with double glazed window to front aspect. Fitted carpet. Built in wardrobes. Radiator. Air-conditioning unit. Door to En suite.

En Suite

Suite comprising vanity his and hers wash hand basin, low level WC and double shower cubicle. Heated towel rail. Fully tiled walls. Tiled flooring with underfloor heating. Double glazed obscure window to rear aspect with fitted blinds.



Bedroom Two

12' 8" max x 8' 10" max (3.85m max x 2.69m max) Double glazed window to rear aspect. Fitted carpet. Built in wardrobes with sliding doors. Radiator.

Bedroom Three

12' 3" max x 12' 0" max (3.74m max x 3.66m max) Double glazed window to front aspect. Wood effect flooring. Radiator.

Bedroom Four

10' 10" max x 10' 6" max (3.30m max x 3.19m max) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bathroom

Fully tiled bathroom with suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over. Heated towel rail. Double glazed obscure window to rear aspect with fitted blinds.

OUTSIDE

Front Garden

Front garden with variety of shrubs and plants, paved area to side and feature entrance storm porch with established climbing plant over.

Rear Garden

East facing landscaped mature rear garden mainly laid to lawn, with variety shrubs, decorative climbing plants and trees. Paved patio area and paved path to rear and side. Wooden pergola. External light. External water tap.

Garage and Parking

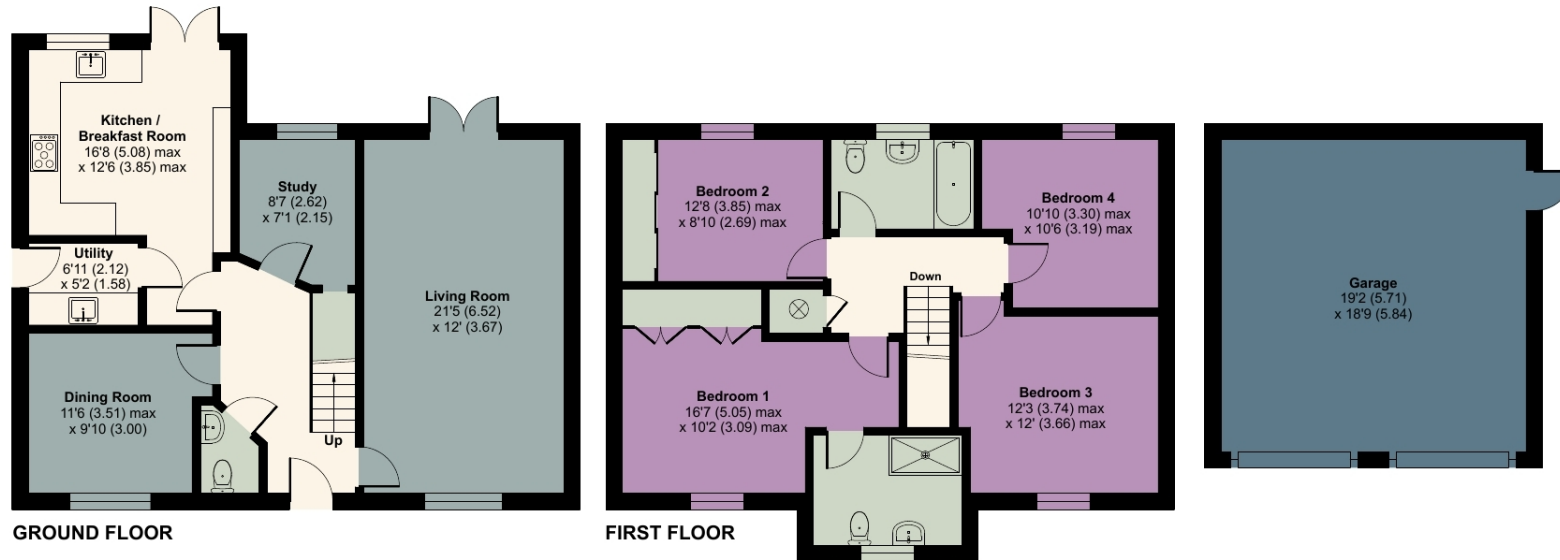
Double garage with two up and over electric doors. Power and light. Off road parking space for up to three vehicles on block paved driveway in front of the garage. External security light.



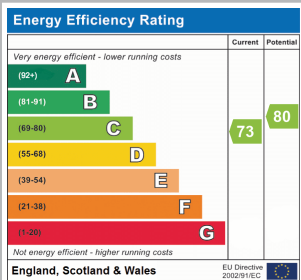




Approximate Area = 1526 sq ft / 141.7 sq m
Garage = 359 sq ft / 33.3 sq m
Total = 1885 sq ft / 175 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1487801



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Viewing by appointment only

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