



82, Regent Street

Stotfold, Hitchin,
Bedfordshire, SG5 4DZ
£325,000

country
properties

This well-proportioned three-bedroom semi-detached home offers fantastic potential for buyers looking to put their own stamp on a property. Featuring a spacious kitchen/diner, 17 ft living room, conservatory/summer room and convenient downstairs WC, upstairs shower room, and built-in wardrobes in all three bedrooms. Ideally located within walking distance of local amenities, with countryside walks on your doorstep.

- CHAIN FREE
- 18ft (max) Kitchen diner
- Just a short walk from local amenities and countryside walks
- Integral garage and driveway
- 17ft (max) living room

INTERNAL

GROUND FLOOR

Entrance Porch

Tiled flooring. Built in storage cupboard. Window to side aspect. Multi pane door onto Living room.

Living Room

17' 10" x 10' 5" (5.43m x 3.18m) Window to front aspect. Carpeted flooring. Feature gas fireplace. Radiator. Carpeted stairs rising to first floor with fitted stair lift. Door to Kitchen/Dining room.

Kitchen/Dining Room

18' 11" x 9' 11" (5.77m x 3.01m) A range of wall and base units with worksurfaces over and breakfast bar. One and half bowl stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Integrated eye level oven and grill. Inset gas hob. Wall mounted boiler. Space for washing machine/tumble dryer. Marble effect tiled flooring. Radiator. Window to rear aspect. Door to side aspect. French door with wing windows onto Conservatory.

Conservatory

11' 0" max x 8' 5" max (3.35m max x 2.57m max) Brick base with windows to rear and side and French doors onto rear garden. Marble effect tiled flooring. Radiator. Storage cupboard. Door to Cloakroom.

Cloakroom

Wash hand basin with tiled splashback and low level WC. Tiled flooring. Window to side.



FIRST FLOOR

Landing

Doors to all bedrooms, shower room, separate WC and airing/storage cupboard.

Bedroom One

15' 11" x 8' 0" (4.85m x 2.44m) Master bedroom with window to front aspect. Carpeted flooring. Fitted wardrobe. Radiator.

Bedroom Two

12' 5" x 11' 1" (3.79m x 3.37m) Window to front aspect. Carpeted flooring. Fitted wardrobe. Radiator.

Bedroom Three

9' 11" x 8' 0" (3.02m x 2.45m) Window to rear aspect. Carpeted flooring. Built in wardrobe. Radiator.

Shower Room

Vanity wash hand basin. Fully tiled walk in double shower cubicle with rainfall shower head and separate hand held shover attachment. Vinyl flooring. Wall mounted cabinet. Heated towel rail. Obscure window to rear aspect.

WC Room

Low level WC. Tiled walls. Vinyl flooring. Obscure window to side.

OUTSIDE

Front Garden

Paved front garden. Wooden ramp to front door. Hard standing driveway in front of the integral garage.

Rear Garden

Paved rear garden, variety of shrubs and trees. Garden shed to remain.

Garage

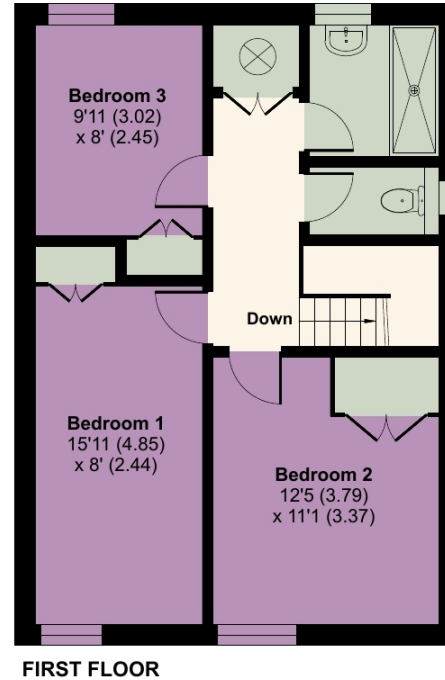
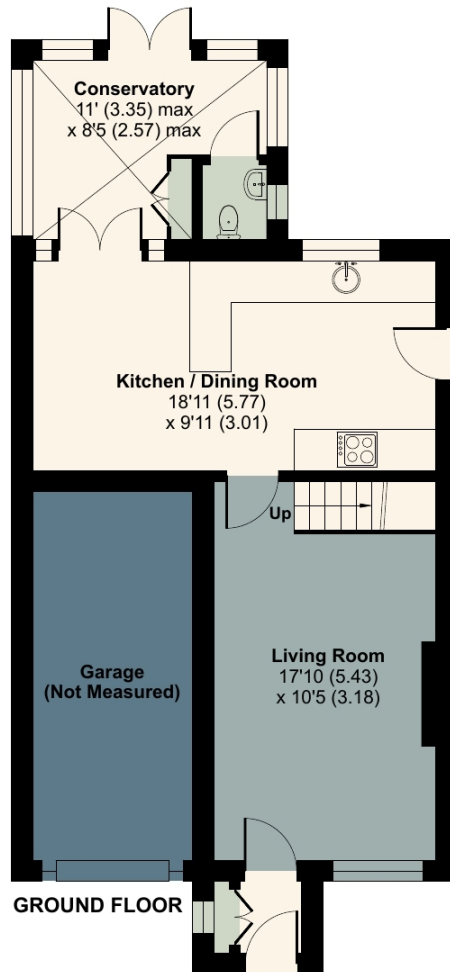
Integral single garage with up and over door.





Approximate Area = 1033 sq ft / 95.9 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). © n̄cheom 2026. Produced for Country Properties. REF: 1487247



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Viewing by appointment only

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