



1, Mowbray Crescent

Stotfold,
Bedfordshire, SG5 4DY
£400,000

country
properties

Located in the heart of Stotfold, this well-presented two-bedroom bungalow is offered in great condition throughout. The property benefits from off-road parking, a garage and a sunny garden, making it an ideal home for those seeking comfortable and convenient living. The property superbly positioned in the heart of Stotfold, within easy walking distance of Stotfold Mill & Nature Reserve and the village green, while also being conveniently placed for the local amenities.

- Off road parking and detached single garage
- Water softener installed
- New boiler installed 2023
- Good size low maintenance rear garden
- Within walking distance to post office and Stotfold amenities
- Well proportioned bright and airy accommodation including conservatory with doors onto rear garden
- Excellent transport links, with easy access to the A1(M) and Arlesey mainline station, providing fast and convenient rail connections into London

INTERNAL

GROUND FLOOR

Entrance Hall

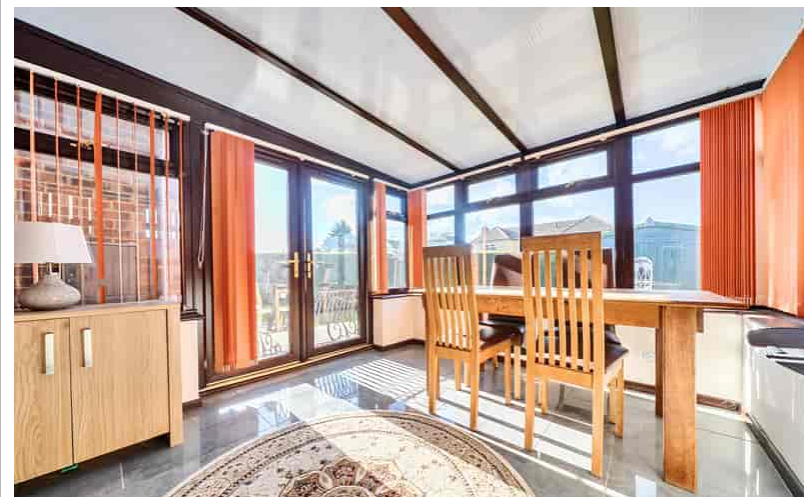
Solid wood flooring. Storage cupboard housing fitted water softener and shelving. Loft access to part boarded loft. Radiator. Doors to all rooms.

Kitchen/Dining Room

11' 7" x 10' 2" (3.54m x 3.11m) A range of wall and base units with worksurfaces over. Inset ceramic sink and drainer with mixer tap over. Tiled splashbacks. Integrated eye level oven and Neff induction hob. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted combination boiler, serviced annually and with warranty in place. Solid wood flooring. Part glazed patio door onto rear garden with small window to side.

Living Room

14' 4" max x 12' 2" to bay (4.38m max x 3.71m to bay) Double glazed walk in bay window to front aspect and double glazed window side aspect. Fitted air-conditioning unit. Solid wood flooring. Two radiators.



Bedroom One

13' 3" max x 10' 5" max (4.04m max x 3.17m max) Master bedroom with double glazed window to side aspect. Radiator.

Bedroom Two

12' 11" max x 8' 0" max (3.94m max x 2.45m max) Fitted carpet. Consumer unit. Radiator. Door to Conservatory.

Shower Room

Fully tiled shower room with suite comprising wash hand basin, low level WC and walk in shower cubicle. Obscure window.

Conservatory

Fully double glazed on brick base, with French doors onto rear garden. Ceramic tiled flooring.

OUTSIDE

Front Garden/Side Garden and Driveway

Shingled front garden, grassed lawn area and paved path to front door. Low brick retaining wall. Decorative shrubs. Side access to rear. Side garden enclosed by picket fence with grassed lawn area and paved path. Blocked paved driveway to side with off road parking space for one vehicle in front of a garage.

Rear Garden

West facing rear garden, mainly laid to lawn, enclosed by timber fencing and high privacy hedging. Paved patio area and paved stepping stones leading to timber garden shed with power and light. External light and power socket. Gated access to driveway.

Garage

Detached single garage with electric up and over door and pitched roof with storage. Power and light.

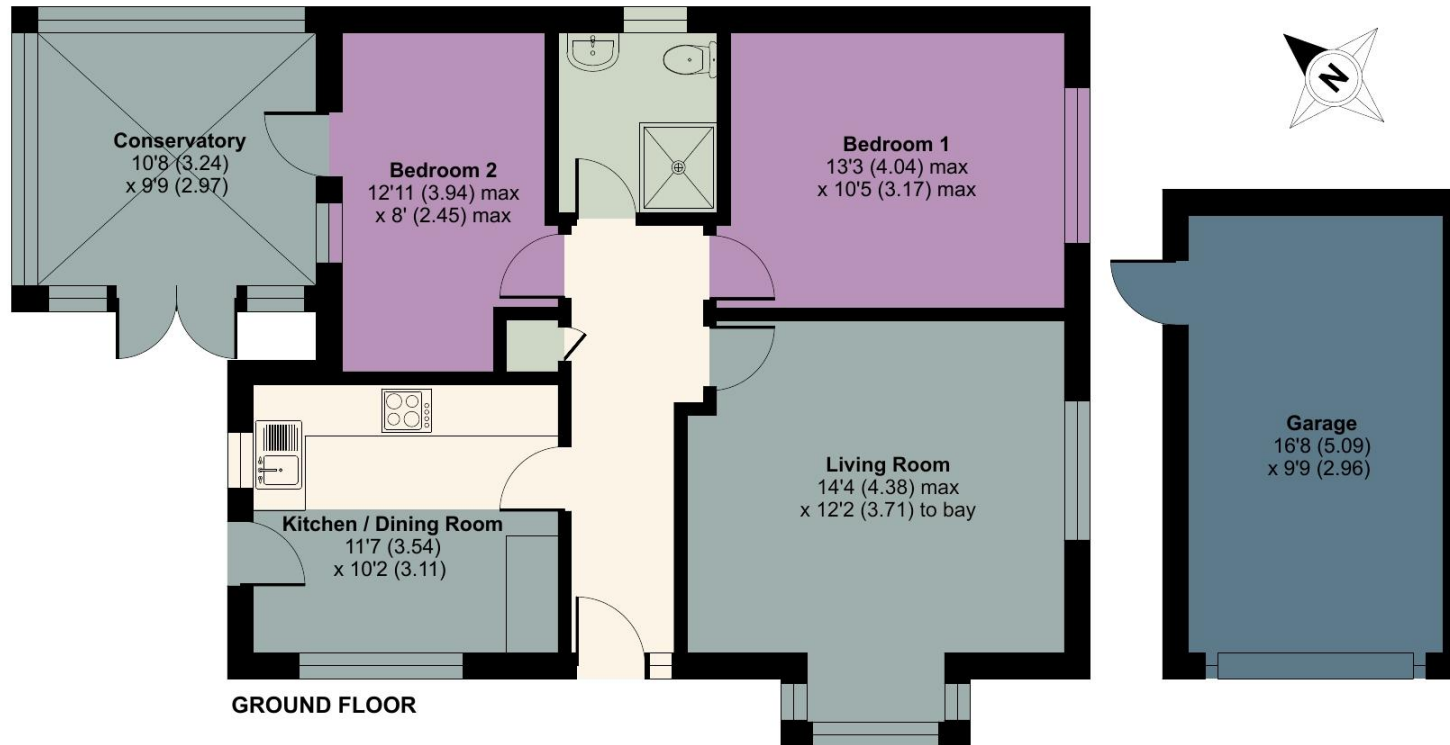


Approximate Area = 812 sq ft / 75.4 sq m

Garage = 162 sq ft / 15 sq m

Total = 974 sq ft / 90.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	58
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1538862



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Viewing by appointment only

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