



24 Rook Tree Lane
Stotfold, Hitchin, SG5 4DQ

£525,000



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Located in Stotfold is this detached, three bedroom family home, with parking.

Fully refurbished and modernised, this property is ready to move straight in and add those homely finishing touches.

Step inside a bright and welcoming entrance hall with wood-effect flooring underfoot. The lounge is a spacious and inviting area, benefiting from plenty of natural light through a bay window to the front, as well as a window to the rear offering views of the garden. A contemporary electric fireplace takes centre stage in the room, creating a cosy and tranquil atmosphere.

Continuing through the hall, you'll find a dining area with access to the garden. The kitchen has been finished with light grey gloss cabinets, marble-effect worktops, and classic metro tiles. Adjacent to the kitchen is a utility room with additional worktop space and storage. Completing the downstairs is a convenient W/C.

Upstairs are three good-sized bedrooms. Bedroom one had dual-aspect windows to the front and rear. The four-piece bathroom is a luxurious retreat, complete with marble-effect tiling, a vanity sink, bath, and a separate corner shower.

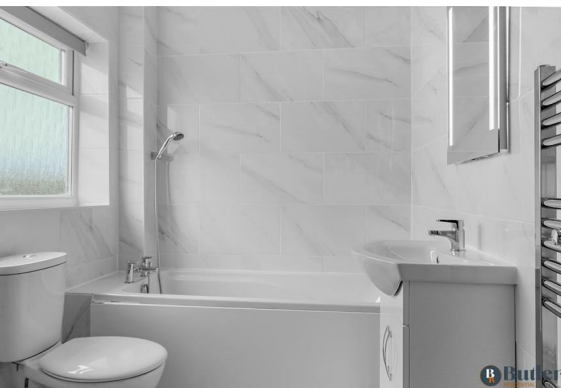
Outside, there is a well-maintained garden with a patio area, raised lawn, and shrub borders. Access to the front is via a side gate, which leads to a parking area for two cars.

Stotfold offers a charming, semi-rural

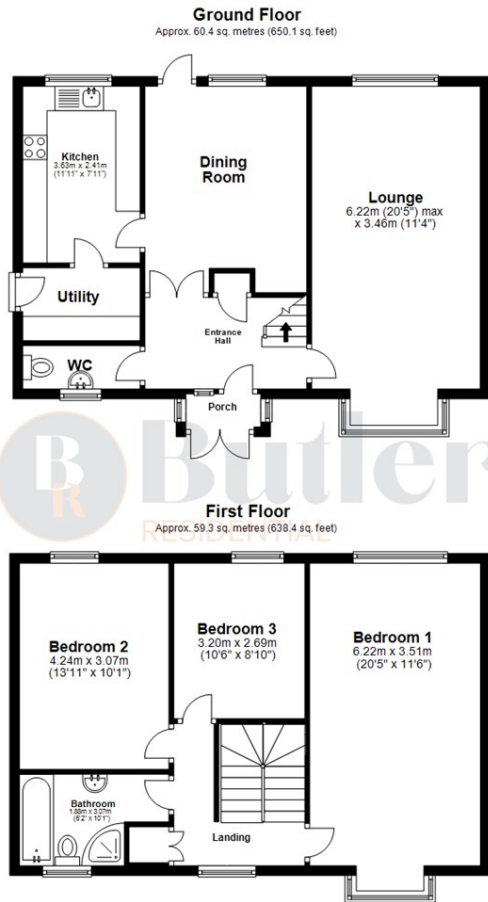




setting with a blend of countryside living and easy access to local amenities. The area features scenic walking and cycling routes, as well as local parks and green spaces. Stotfold itself has a good range of local shops, pubs, and schools, making it a great choice for families. Hitchin, just a short drive away, provides a wider selection of shops, restaurants, and leisure facilities, along with excellent transport links, including a mainline station offering direct services to London's Kings Cross/St Pancras.



Floor Plan



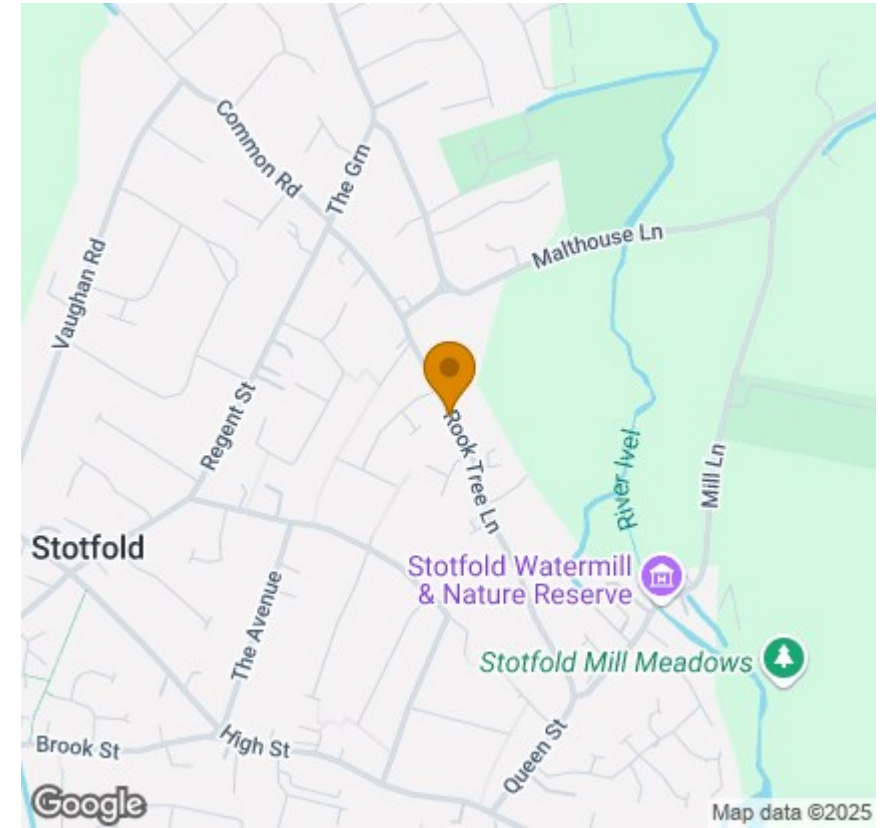
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Viewing

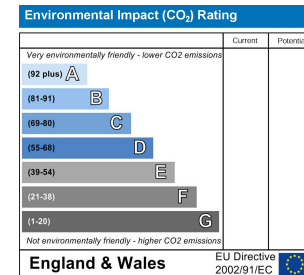
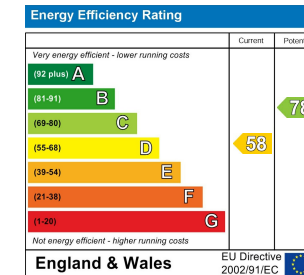
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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