Butler
RESIDENTIAL

17 Common Road

Stotfold, Hitchin, SG5 4BX

£285,000

2 1 2

17 Common Road

Stotfold, Hitchin, SG5 4BX

Located in Stotfold, is this two bedroom mid-terrace cottage.

Step inside a bright and welcoming lounge. A log burner takes centre stage, perfect for cosy evenings when the nights turn cool. Continuing through the property, you'll find the dining room, which includes a useful under-stairs storage cupboard, ideal for coats, shoes and bags. The kitchen overlooks the garden and features white cabinets, stone-effect worktops, and space for freestanding appliances.

Upstairs, a bright landing features built-in cupboard storage and two well-proportioned bedrooms. Completing the accommodation is a modern three-piece bathroom, including a vanity sink and a bath with shower over.

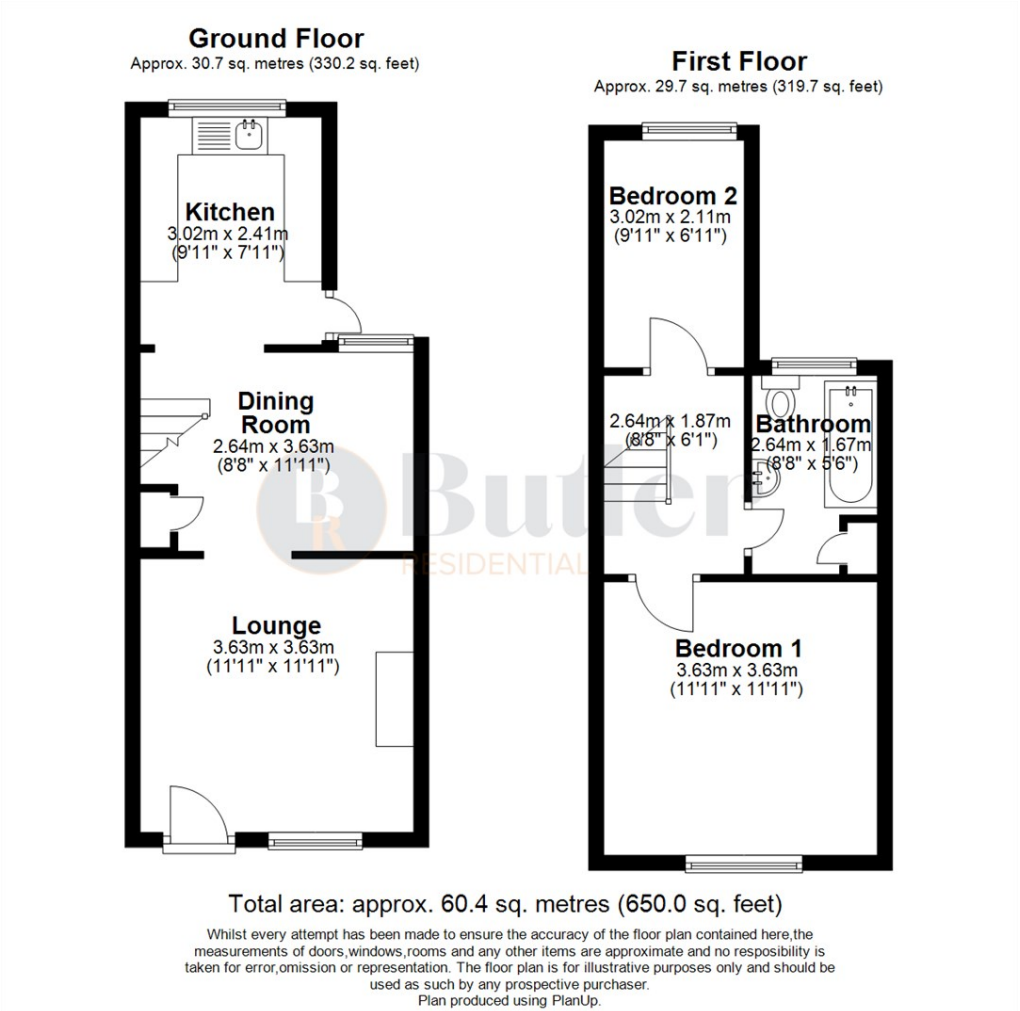
The garden is a real suntrap, with space for outdoor furniture, low-maintenance borders, and a shed at the rear for additional storage.

An excellent opportunity for a first-time buyer or an investor looking to start or expand their rental portfolio.

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. There are 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.

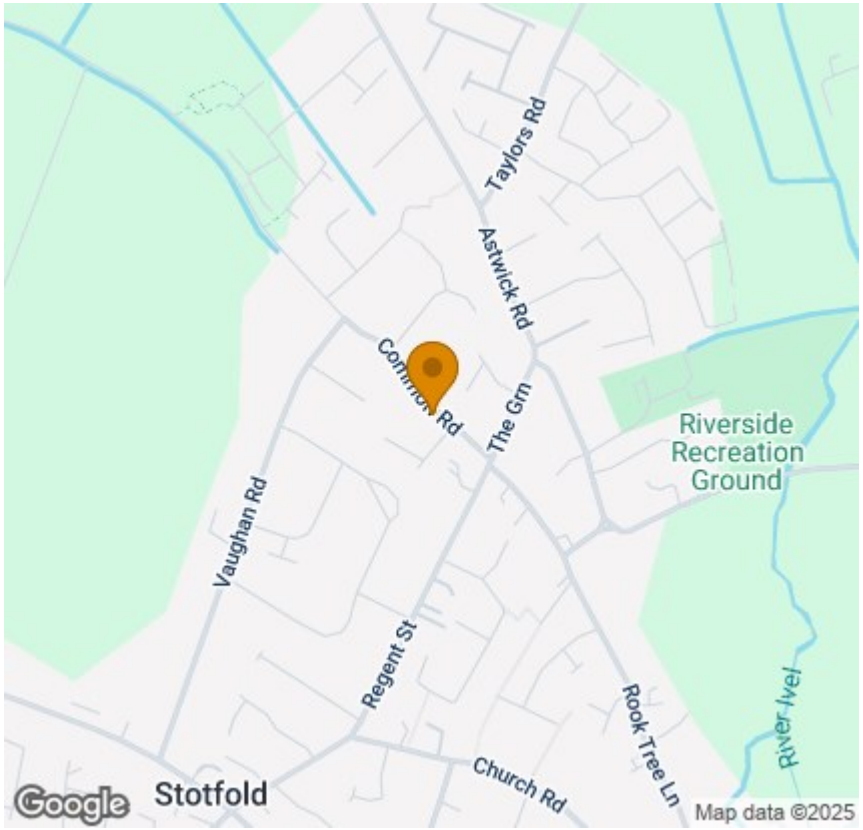
Floor Plan



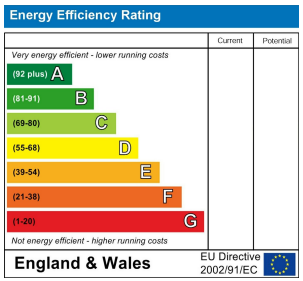
Total area: approx. 60.4 sq. metres (650.0 sq. feet)

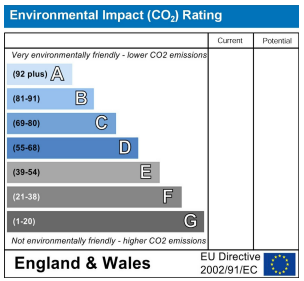
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,the measurements of doors,windows,rooms and any other items are approximate and no resposibility is taken for error,omission or representation. The floor plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph





Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Address: Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP
Tel: 01438 584400
Email: hello@butlerresidential.co.uk