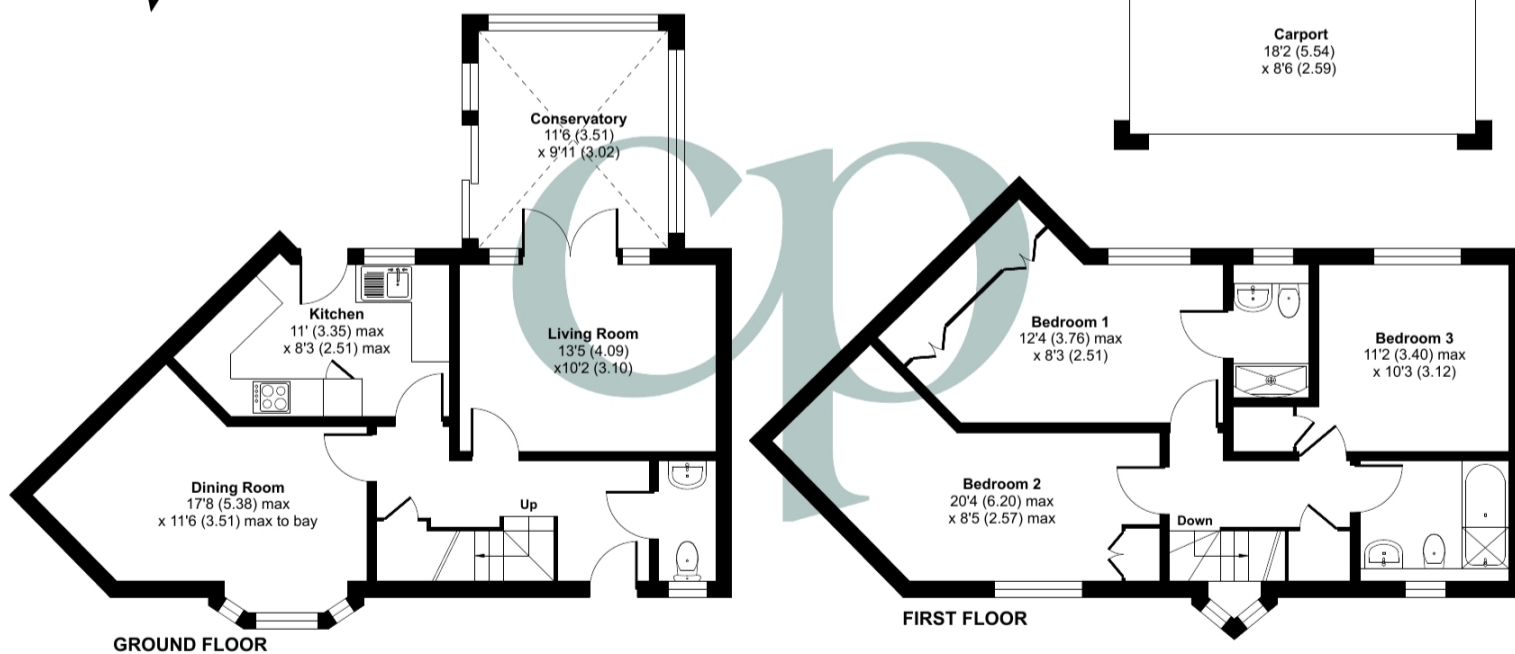




Approximate Area = 1238 sq ft / 115 sq m (excludes carport)  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	86
England, Scotland & Wales			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1100477

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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Built in 2006 and tucked away in a small cul de sac this end of terrace home boasts 3 double bedrooms and spacious family accommodation.

**\*\* OFFERED WITH NO UPWARD CHAIN \*\***

- Master bedroom with built in wardrobes and en suite
- Paved parking with car port provides off road parking
- Lounge and separate dining room
- Set in a quiet cul de sac location
- All bedrooms with built in wardrobes
- Fully integrated kitchen

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Radiator. Doors in to living room, dining room, kitchen and cloakroom.

### Cloakroom

Low level WC and pedestal hand wash basin with tiled splash back. Ceramic tiled floor. Radiator. Obscured double-glazed window to front. Extractor fan. Wall mounted Vaillant gas boiler (serviced January 2024).

### Living Room

4.09m x 3.10m (13' 5" x 10' 2")  
Double-glazed double doors with wing windows to conservatory. Radiator.

### Conservatory

3.51m x 3.02m (11' 6" x 9' 11")  
UPVC on brick base. Ceramic tiled flooring. Windows with fitted blinds. Sliding patio doors on to rear garden. Fitted electric heater.

### Dining Room

5.38m (max) x 3.51m (into bay) (17' 8" x 11' 6")  
Double-glazed walk in bay window to front. Radiator.



### Kitchen

3.35m (max) x 2.51m (max) (11' 0" x 8' 3")  
A range of wall and base units with roll edged work surfaces over with tiled splash backs. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Built in Neff electric oven and grill with Neff gas hob and Neff stainless steel extractor hood over. Integrated Bosch dishwasher. Integrated Hotpoint washing machine. Double-glazed window to rear. UPVC double-glazed door on to rear garden.

## FIRST FLOOR

### Landing

Feature box window to half landing. Loft access to partially boarded loft space with ladder and light. Airing cupboard housing Megaflo hot water tank and shelving.

### Bedroom 1

3.76m (max) x 2.51m (12' 4" x 8' 3")  
Double-glazed window to rear. Radiator. Two built in double wardrobes. Door to en-suite.

### En-suite

Suite comprising double shower cubicle, low level WC and wash hand basin with tiled splash back. Shaver point. Extractor fan. Obscured double-glazed window to rear. Heated towel rail.

### Bedroom 2

3.71m x 2.57m (12' 2" x 8' 5")  
Double-glazed window to front. Radiator. Built in double wardrobe.

### Bedroom 3

3.40m (max) x 3.12m (11' 2" x 10' 3")  
Double-glazed window to rear. Radiator.

### Bathroom

Suite comprising panel enclosed bath with telephone mixer attachment, low level WC and wash hand basin with tiled splash backs. Extractor fan. Heated towel rail. Ceramic tiled flooring. Obscured double-glazed window to front. Shaver point.

## OUTSIDE

### Front Garden

Paved driveway with car port. Paved to front (could be used as additional parking). Mainly laid to shingle with shrub borders. Gated access to rear to both sides.

### Rear Garden

Paved patio area. Laid mainly to lawn with stepping stone pathway leading to timber shed. Brick retaining wall to North elevation. Well stocked flower and shrub borders. Water tap.

