



Arlesey Road, Stotfold Guide Price £500,000 TO £550,000

GUIDE PRICE £500,000 to £550,000. 4 Bed House At That Price? How Can That Be? Super sized modern kitchen - plenty of working and storage space - ideal for aspiring chefs | Great living space for a growing family - 20ft living room / 21ft kitchen / 12ft dining room | Downstairs toilet - no need for guests to go upstairs for the bathroom | The South facing garden is beautifully landscaped with a patio area and summer house. The plantings are colourful and fragrant, with a variety of flowers and shrubs and trees | Ample PRIVATE OFF ROAD PARKING behind gates | LARGE detached garage - ideal for storing garden tools / furniture or cars. Possibly a great workshop | YOUNG FAMILIES - Within a mile of 3 LOWER Schools and 2 Academys | Imagine a leisurely 5 mins stroll to your favourite Gastro pub at the weekend or a walk through Etonbury woods / nature reserve | Close to GREAT road links - just over 1/2 mile to A507 and close to A1(M). 30 mins walk to Arlesey STATION



GUIDE PRICE £500K TO £550K. Looking for a home that blends classic CHARACTER with contemporary MODERN features, while also offering easy access to the countryside? Look no further than this charming period cottage close to good schools and the centre of town. Situated on a main road leading out of Stotfold, you'll enjoy effortless travel and easy access to major routes. While it may not be for everyone, those who appreciate the ease of quick access to major routes and nearby amenities will find it an ideal fit.

At the front of this home, a 20ft living room offers an ideal space for comfortable living, with ample room for a large sofa, armchairs, and other furnishings. You can easily create a warm and inviting atmosphere by adding soft furnishings and décor that match your personal style. The hard flooring not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living. Whether you have pets or children, you can rest assured that spills and messes can be easily wiped away. While an open fireplace provides both character and practicality, perfect for cosying up in front of during cooler months.



A modern bespoke kitchen which leads seamlessly into a dining area which offers plenty of room for a large table and chairs, making it the perfect spot for dinner parties and gatherings. This space at the heart of the home is great for aspiring chefs who love to cook up a storm. The open-plan layout creates a warm and inviting atmosphere that is perfect for entertaining family and friends. The hard flooring is easy to clean and maintain.

There are FOUR bedrooms upstairs - the main bedroom with its own en-suite, built in wardrobes and view over the rear. The second and third bedrooms are also fantastic for a family - both doubles with built in wardrobes too. The 4th is a single bedroom and serves equally well as an office space for those working from home.

When it's time to unwind, you'll adore the bathroom in this property. It features both an invigorating shower and a separate bath, offering you the choice of a quick and energizing shower in the mornings or a long, relaxing soak in the evenings. This bathroom is the perfect place for young families and for adults to unwind and rejuvenate after a long day.

To the rear of this wonderful home you will find ample off road parking and a wide DOUBLE length garage. The large secluded South facing garden is perfect for an active, growing family, offering ample space to play, entertain, and relax. The plantings are abundant colourful and fragrant, with a variety of flowers trees and shrubs, adding depth and texture to the space and there's even a lovely summer house. The garden comes into its own in the summer months for those who appreciate its charm and beauty - a peaceful retreat from the stresses of daily life.

Embrace the vibrant atmosphere of a bustling neighborhood, where shops, restaurants, and local amenities are just a stone's throw away. Engage in the lively social scene and savour the sense of belonging that comes with being part of a close-knit community.

Love football? You can even take a quick stroll to see Stotfold FC play. While the proximity to the football club brings lively matchdays, meaning that occasionally there may be a few more cars nearby, this is a testament to the vibrant energy of the neighborhood and the shared passion for the beautiful game.

Book your viewing today to see and buy before someone else does!



| ADDITIONAL INFORMATION

EPC Band - D

Council Tax Band - F - £2,933.03 P.A.

| GROUND FLOOR

Living Room: Approx 20' 5" x 12' 7" (6.22m x 3.84m)

Kitchen / Breakfast Room: Approx 20' 6" x 12' 7" (6.25m x 3.84m)

Dining Room: Approx 12' 7" x 10' 10" (3.84m x 3.30m)

| FIRST FLOOR

Bedroom One: Approx 11' 9" x 10' 9" (3.58m x 3.28m)

En-suite: Approx 8' 7" x 3' 2" (2.62m x 0.97m)

Bedroom Two: Approx 12' 6" x 11' 0" (3.81m x 3.35m)

Bedroom Three: Approx 12' 7" x 7' 5" (3.84m x 2.26m)

Bedroom Four: Approx 8' 7" x 5' 4" (2.62m x 1.63m)

Bathroom: Approx 9' 9" MAX x 8' 10" (2.97m MAX x 2.69m)

| OUTSIDE

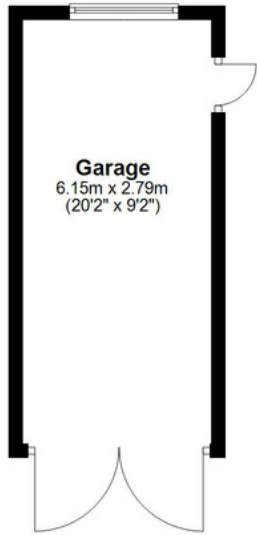
Detached Garage: Approx 20' 2" x 9' 2" (6.15m x 2.79m)

Summer House: Approx 9' 6" x 9' 6" (2.90m x 2.90m)



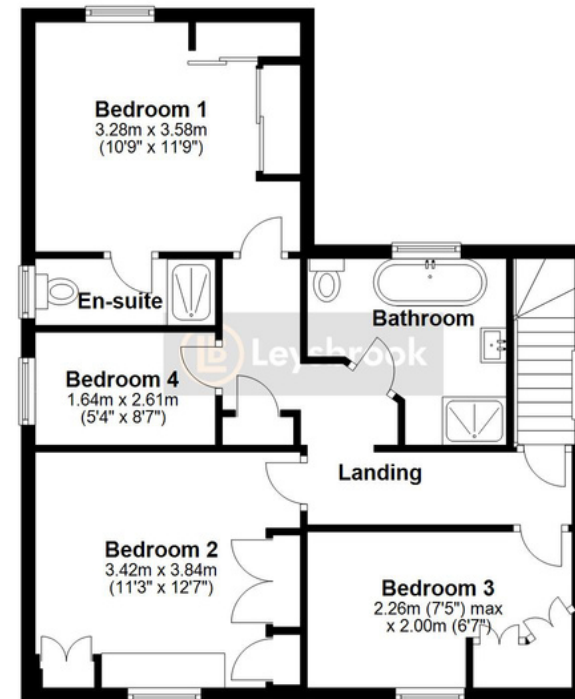
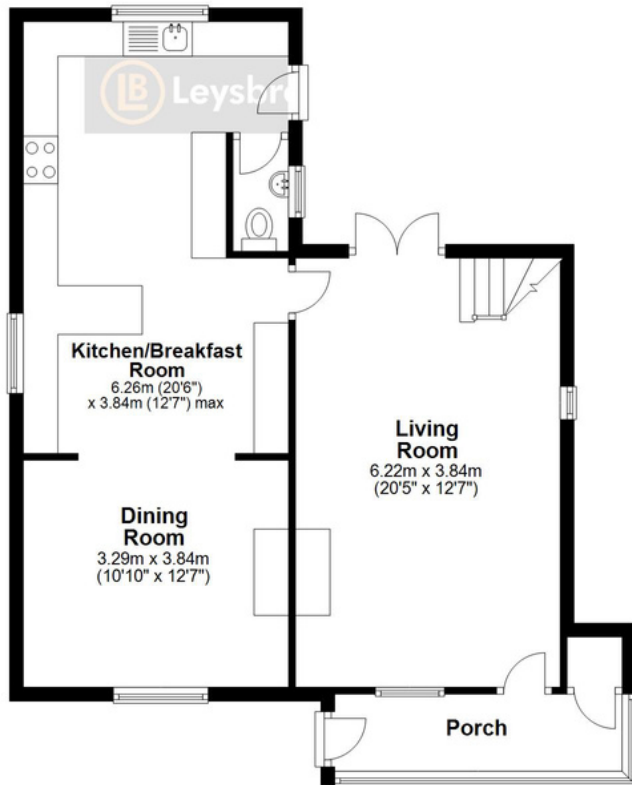
Ground Floor

Approx. 67.3 sq. metres (724.3 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 127.8 sq. metres (1375.6 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.







Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 