



Hitchin Road

Arlesey,
Bedfordshire, SG15 6SD
£375,000

country
properties

A beautifully updated two double-bedroom semi-detached home, featuring a generous rear garden and a spacious driveway offering ample parking. The property also benefits from an impressive 53ft workshop/garage, providing excellent storage, workspace, or conversion potential. Recently modernised by the current owners, the home includes a stylish bathroom complete with his-and-hers sinks. There is also scope to extend, subject to the usual planning permissions

- Newly paved driveway with ample parking
- Redecorated and new flooring throughout
- Excellent commuter access into London via Arlesey main line station and easy access to A1 (M)
- Two double bedrooms
- 53ft (max) Workshop/garage
- Hive heating system installed
- Potential to extend (STPP)

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect vinyl flooring. Carpeted stairs rising to first floor with understairs storage cupboard. Door to Kitchen and Living room. Radiator.

Living Room

14' 1" x 12' 7" (4.29m x 3.84m) Multi pane door to Living room. Wood effect vinyl flooring. Feature fireplace. Dual aspect windows to front and side aspect. Radiator.

Kitchen

12' 11" max x 9' 2" max (3.94m max x 2.79m max) A range of wall and base units with worksurfaces over. Inset one and half bowl ceramic sink and drainer unit with stainless steel flexi hose mixer tap over. Space for dishwasher. Tiled splashbacks. Space for freestanding range style cooker. Wood effect flooring. Radiator. Window onto Conservatory and window to rear aspect. Patio door onto Conservatory and arch walk through to utility area.

Utility Room

A range of wall and base units. Tiled splashbacks. Plumbing and space for washing machine and tumble dryer. Space for fridge/freezer and wine cooler.



Conservatory

15' 0" x 7' 10" (4.57m x 2.39m) UPVc with windows and French doors onto rear garden. Wood effect vinyl flooring. Radiator.

FIRST FLOOR

Landing

Doors to Bedrooms One, Two and Bathroom. Loft hatch. Window to front aspect. Radiator. Over stairs storage cupboard.

Bedroom One

12' 7" x 12' 6" (3.84m x 3.81m) Master bedroom with dual aspect windows to rear and side. Wood effect vinyl flooring. Airing cupboard housing a combination boiler, serviced yearly. Radiator.

Bedroom Two

11' 9" x 8' 3" (3.58m x 2.51m) Window to front aspect. Wood effect vinyl flooring. Radiator.

Shower Room

Suite comprising his and hers vanity wash hand basin, low level WC and double shower cubicle with fully tiled splashback wall. Tiled effect vinyl flooring. Heated towel rail. Radiator. Two windows to front aspect.

OUTSIDE

Front Garden

Newly paved driveway with ample off road parking and one EV car charging point to remain. Brick retaining wall to front and hedge borders and fencing to sides.

Rear Garden

Rear garden enclosed by timber fencing and mainly laid to lawn, with mature shrubs and trees and patio/seating area. Paved path leading to rear of the garden. Gated side access. Personnel door to Garage/Workshop.

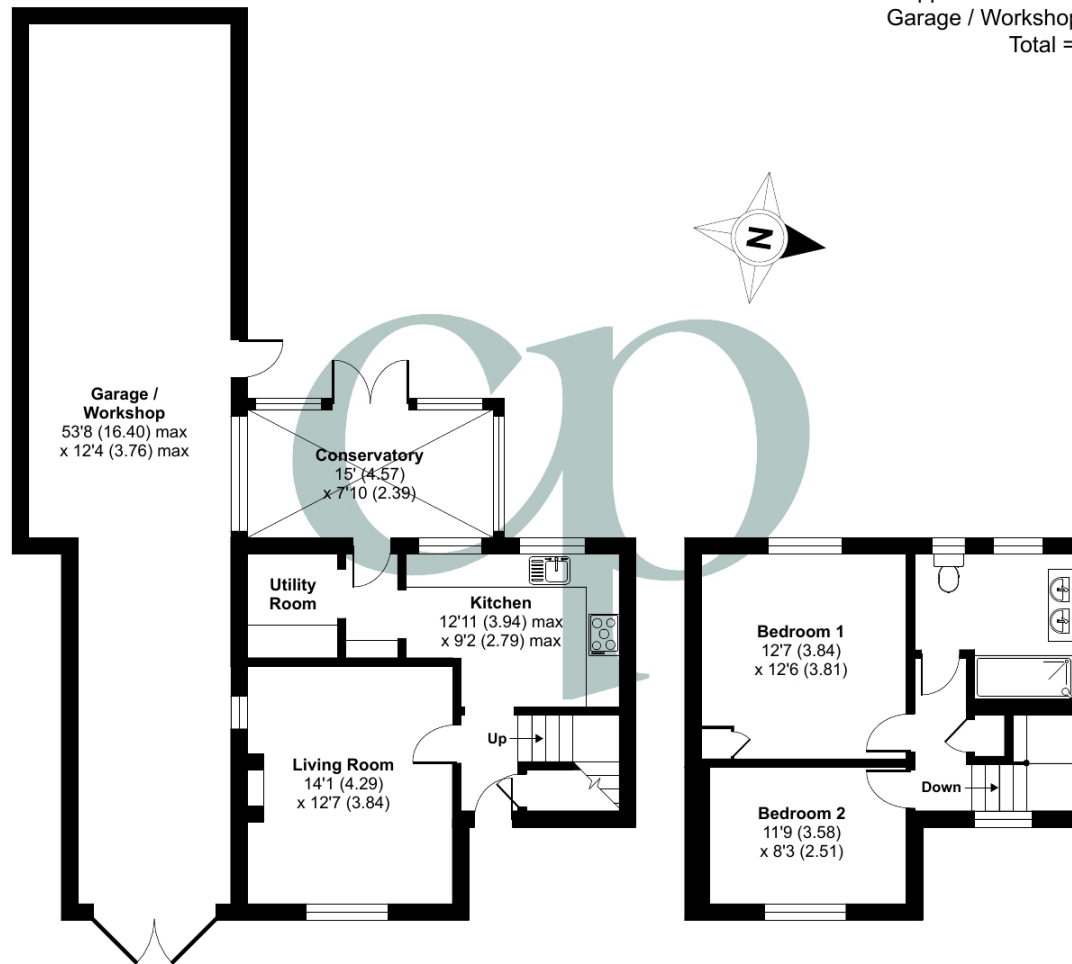
Garage/Workshop

53' 8" max x 12' 4" max (16.40m max x 3.76m max)



Approximate Area = 979 sq ft / 90.9 sq m
 Garage / Workshop = 594 sq ft / 55.2 sq m
 Total = 1573 sq ft / 146.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	44
(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 2024. Produced for Country Properties. REF: 1383787

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
 T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

country
properties