



# Stotfold Road

Church End, Arlesey,  
Bedfordshire, SG15 6XR  
**£585,000**

country  
properties



This 4/5 bedroom detached home has been sympathetically extended to provide a spacious family friendly layout and has a good size sunny South facing garden. The accommodation is versatile to suit a growing family and could be further extended or adapted to suit your family lifestyle.

Viewing is essential to appreciate the accommodation on offer.

- Set in Church End Arlesey with a short walk to the mainline station and just 38 mins approx to St Pancras mainline station
- Driveway provides ample off road parking for several cars
- South facing private enclosed rear garden
- Master bedroom with separate dressing room and large en-suite
- Offered with no upward chain
- Potential to adapt the layout and create open plan Kitchen/Dining/Family room - Subject to any necessary consents

## INTERNAL

## GROUND FLOOR

### Entrance Porch

Built in storage cupboards. Sliding doors onto entrance hall.

### Entrance Hall

Stairs rising to first floor. Doors to Cloakroom, Living Room and Dining Room.

### Living Room

13' 0" x 12' 5" (3.95m x 3.79m) Walk in bay window to front aspect. Feature open working fireplace with tiled hearth and surround. Spotlights. Two radiators.

### Kitchen

15' 1" x 7' 5" (4.60m x 2.27m) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Space for oven and hob. Extractor fan over. Space for dishwasher. Ceramic tiled flooring. Dual aspect double glazed window to rear and side.

### Dining Room

19' 0" x 11' 6" (5.80m x 3.50m) Wood flooring. Feature working open brick fireplace. Stripped wood flooring. Bi-fold doors onto South facing rear garden. Door onto Kitchen and double doors to Family room.

### Family Room

14' 10" x 7' 8" (4.52m x 2.33m) Tiled flooring. Radiator. Double glazed double doors onto rear garden.

### Study

8' 7" x 7' 7" (2.62m x 2.31m) Double glazed window to front aspect. Radiator.

### Shower Room

Wash hand basin, low level WC and shower cubicle.

### Utility Room

Space and plumbing for washing machine and tumble dryer. Shelving unit. Cupboard housing wall mounted boiler serviced annually.

### Cloakroom

Corner wash hand basin and WC.



## FIRST FLOOR

### Landing

Doors to all bedrooms and bathroom.

### Bedroom One

11' 3" x 9' 1" (3.43m x 2.77m) 11(3.37m x 3.32m) Double glazed window to rear. Radiator. Door to dressing room.

### Dressing Area

Built in full height wardrobes with mirrored sliding doors. Door onto En Suite. Loft access. Radiator.

### En Suite

Four piece bathroom suite comprising wash hand basin, low level WC, oval shape corner bath tub with telephone shower mixer attachment over and double shower cubicle. Tiled splashbacks. Ceramic tiled flooring. Radiator. Obscure window to front aspect.

### Bedroom Two

11' 1" x 10' 11" (3.38m x 3.33m) Double glazed walk in bay window to front. Fitted wardrobe. Feature fireplace. Radiator.

### Bedroom Three

10' 8" x 9' 7" (3.25m x 2.91m) Double glazed window to rear aspect. Radiator.

### Bedroom Four

8' 0" x 7' 8" (2.45m x 2.33m) Double glazed window to front aspect. Radiator.

### Bathroom

Bathroom suite comprising pedestal wash hand basin with vanity unit under, low level WC and panel enclosed bath tub with shower over and shower screen to side. Tiled splashbacks. Obscure window to rear.

## OUTSIDE

### Front Aspect/ Driveway

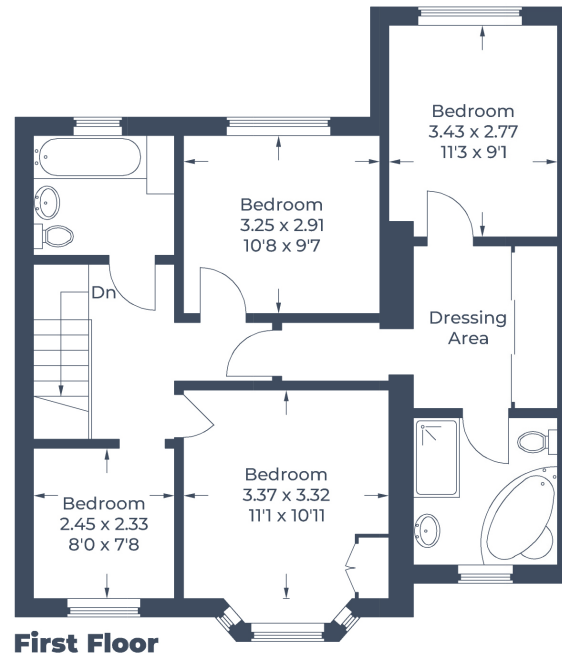
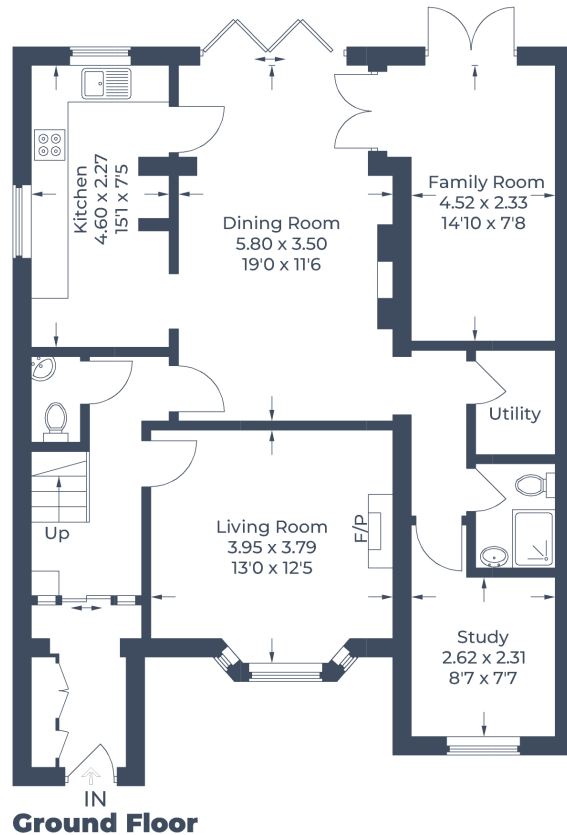
Ample off road parking space to front of the property. Fencing and shrubs to sides. External security lights. Pathway to side leading to a secure gated side access to rear garden.

### Rear Garden

Private South facing garden enclosed by timber fencing, raised decked area, artificial grass area and lawn area. Raised flower beds. Paved patio and paved path to rear. Garden shed. Established trees and shrubs. Low maintenance.



Approximate Gross Internal Area  
 Ground Floor = 88.4 sq m / 951 sq ft  
 First Floor = 68.7 sq m / 739 sq ft  
 Total = 157.1 sq m / 1,690 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## Viewing by appointment only

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