



Viewing by appointment only

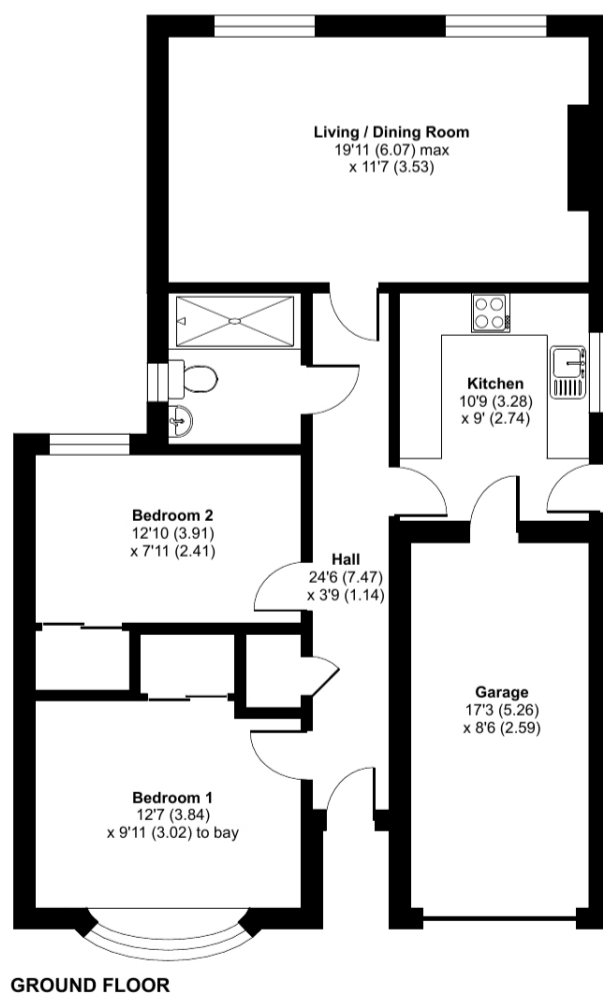
Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

A two bedroom detached bungalow situated in a quiet cul de sac location. There is a garage and driveway parking for two cars and no onward chain. The wet room has been recently upgraded and the bungalow is very accessible.

- Two bedroom modern bungalow
- Chain free
- Quiet location
- Private rear garden
- Maintenance free with low energy costs
- Newly installed wet room with walk in shower
- Parking for two cars
- Close to shops
- Council Tax - Band D



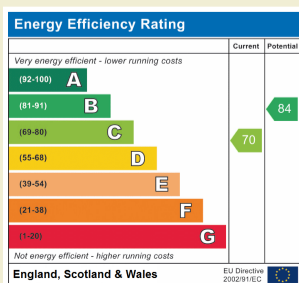
Floor Plans



Approximate Area = 778 sq ft / 72.3 sq m
Garage = 147 sq ft / 13.7 sq m
Total = 925 sq ft / 85.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1013476



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.



GROUND FLOOR

Entrance

Entrance via partially-glazed composite front door.

Hallway

7.47m x 1.14m (24' 6" x 3' 9") Long hallway running through the property. Smooth skinned ceiling with ceiling lights, radiator and loft hatch. Carpet as fitted.

Living / Dining Room

6.07m x 3.53m (19' 11" x 11' 7") Smooth skinned ceiling with ceiling lights, 2 radiators and double-glazed windows to rear aspect. Carpet as fitted. Feature fireplace with coal effect electric fire.

Kitchen

3.28m x 2.74m (10' 9" x 9' 0") Smooth skinned ceiling with spotlights and tiled flooring. Fully fitted kitchen with a range of wall and base mounted units and roll-edged worktops. Built-in double electric oven and 4 burner gas hob with extractor fan. Integral fridge/freezer and washing. Double-glazed window to side aspect. Partially glazed UPVC door leading to the garden.

Bedroom 1

3.84m x 3.02m (in to bay) (12' 7" x 9' 11") Smooth skinned ceiling with ceiling lights, radiator and carpet as fitted. Double-glazed bay window to front aspect. Built in wardrobe.



Bedroom 2

3.91m x 2.41m (12' 10" x 7' 11")

Smooth skimmed ceiling with ceiling lights, radiator and carpet as fitted. Double-glazed windows to rear aspect. Built in wardrobe.

Bathroom

White suite consisting of low level WC, pedestal sink and large walk in shower. Smooth skimmed ceiling with spotlights, heated towel rail, extractor fan and wet room flooring.

Obscured double-glazed window to side aspect. Partially tiled walls.



OUTSIDE

Garage

5.26m x 2.59m (17' 3" x 8' 6")

Single garage with up and over door.

Front Garden & Driveway

Brick driveway for 2 cars and paved pathway to front door and side gate. Front garden mainly laid to lawn with flower and shrub borders.

Rear Garden

Accessed by side door from kitchen or side gate. Large patio area and lawn with flower and shrub borders. Two outside taps. Security light.

