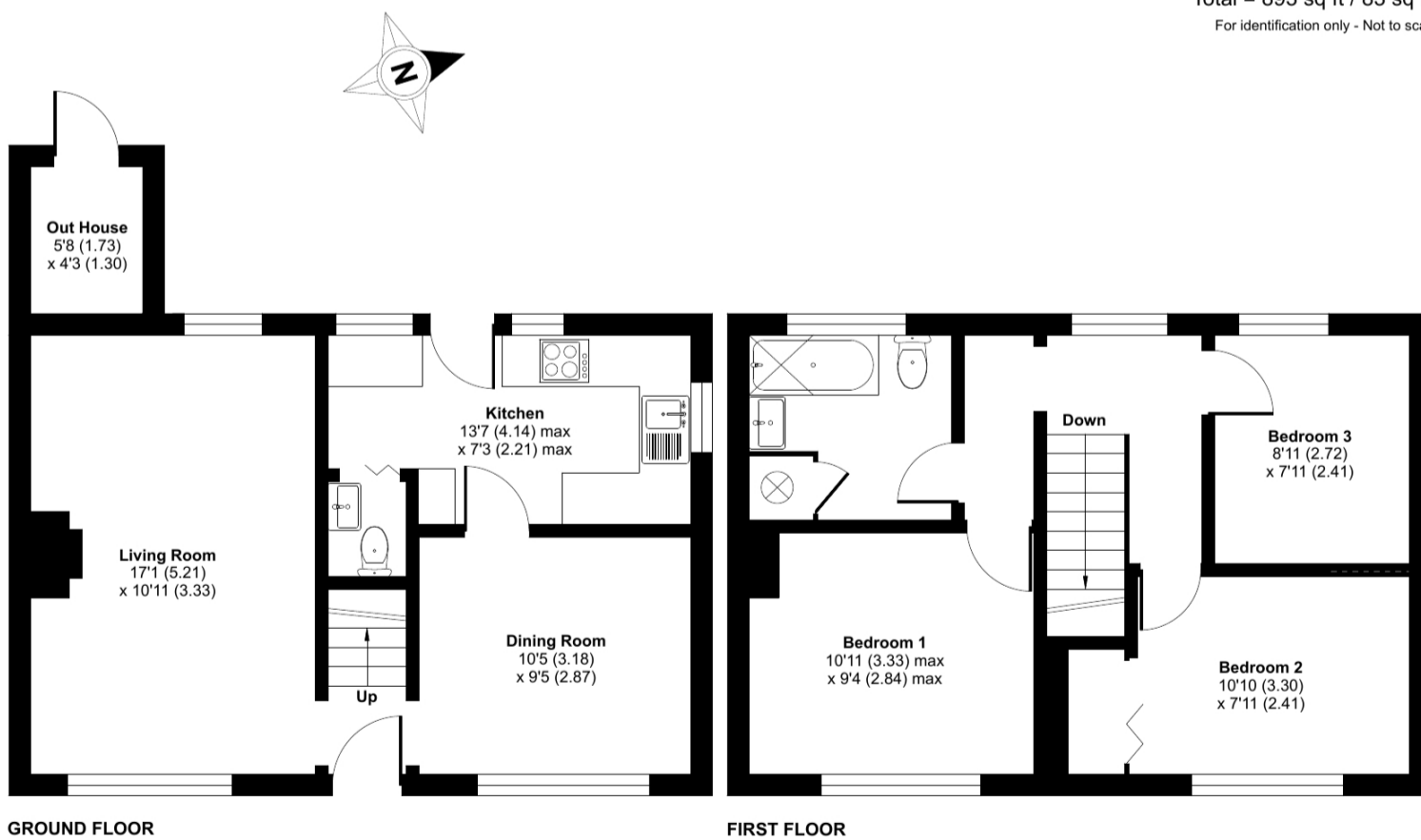




Approximate Area = 868 sq ft / 80.6 sq m
Outbuilding = 25 sq ft / 2.3 sq m
Total = 893 sq ft / 83 sq m
For identification only - Not to scale

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	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1080452

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

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

This spacious 3 bedroom home is in an ideal location for Stotfold amenities and boasts a recently re-fitted kitchen to the rear of the property looking onto the large rear garden.

- Large driveway provides off road parking for several cars
- Living room and separate dining room
- Re fitted kitchen with integrated oven and hob
- Useful cloakroom
- Walking distance to town centre amenities
- Excellent commuter access into London via Arlesey mainline station (St Pancras in 38 mins)

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Doors to living room and dining room.

Living Room

5.21m x 3.33m (17' 1" x 10' 11")
Double glazed windows to front and rear. Wood effect flooring. Gas fire.

Dining Room

3.18m x 2.87m (10' 5" x 9' 5")
Double-glazed window to front. Door to Kitchen.

Kitchen

4.14m x 2.21m (13' 7" x 7' 3")
A range of wall and base units with worksurfaces over. Built in electric oven and hob. Inset sink and drainer unit with swan neck mixer tap. Tiled splashbacks. Space for fridge freezer. Double-glazed windows to side and rear. Partially glazed door on to rear garden. Door to WC.



Landing

Double glazed window to rear. Doors into all rooms.

FIRST FLOOR

Bedroom 1

10' 11" x 9' 4" (3.33m x 2.84m)
Double glazed window to front. Radiator.

Bedroom 2

10' 10" x 7' 11" (3.30m x 2.41m)
Double glazed window to front. Radiator. Built in wardrobe.

Bedroom 3

8' 11" x 7' 11" (2.72m x 2.41m)
Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath. LLWC. Pedestal wash hand basin. Obscure double glazed window to rear. Tiled splashbacks.

OUTSIDE

Front Garden

Laid to mainly to lawn. Paved driveway provides off road parking for 2-3 cars.

Rear Garden

Laid to lawn. Gated access to front.

