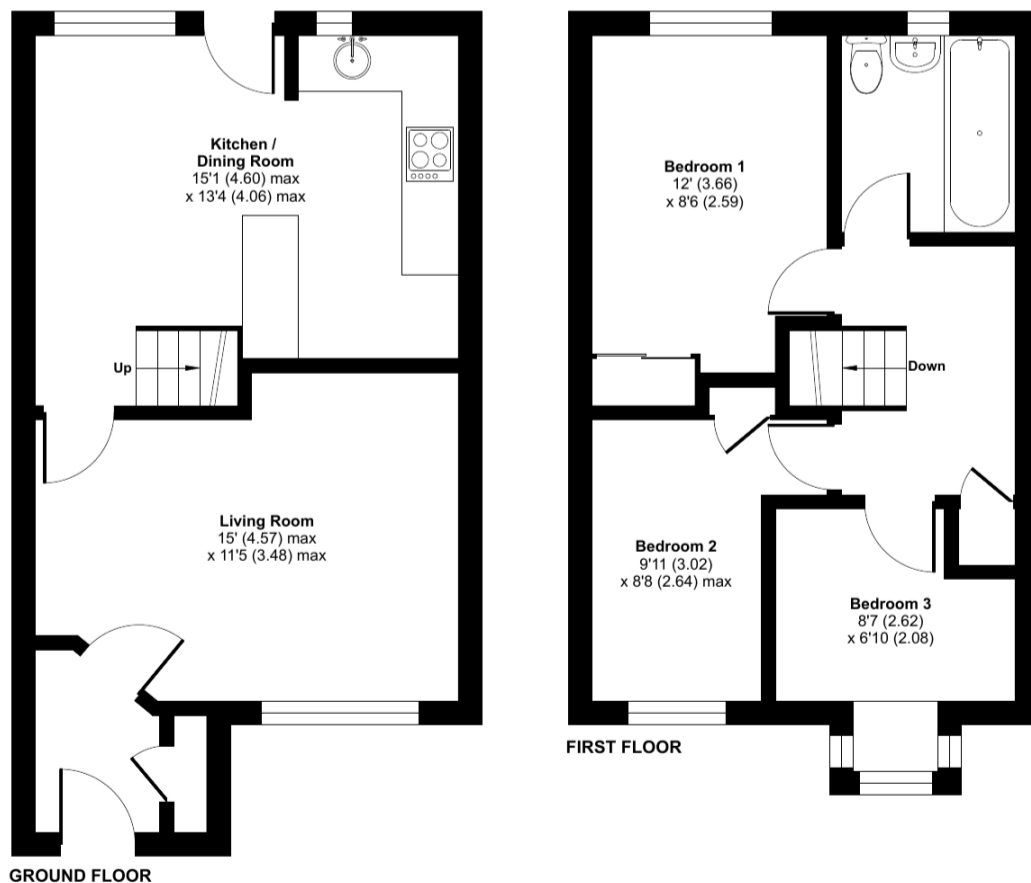




Approximate Area = 746 sq ft / 69.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1083700

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
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Offered with no upward chain this 3 bedroom property central to High Street amenities and with off street parking to the rear is one to see.

- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)
- NO UPWARD CHAIN
- Allocated off road parking to the rear
- 15ft Kitchen/Diner
- Good size rear garden
- New boiler installed

GROUND FLOOR

Porch

Storage cupboard. Door to living room.

Living Room

4.57m (max) x 3.48m (max) (15' 0" x 11' 5")

Double-glazed window to front. Wood effect flooring. Radiator.

Kitchen / Dining Room

4.60m x 4.06m (15' 1" x 13' 4")

A range of wall and base units with roll-edged worksurfaces over. Sink and drainer unit with swan neck mixer tap over. Integrated electric oven and gas hob. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Two double-glazed windows to rear. Partially glazed door to rear garden. Radiator. Stairs rising to first floor.

FIRST FLOOR

Landing

Door to three bedrooms and bathroom. Storage cupboard.



Bedroom 1

3.66m x 2.59m (12' 0" x 8' 6")

Double-glazed window to rear. Built in wardrobes. Radiator.

Bedroom 2

3.02m x 2.64m (max) (9' 11" x 8' 8")

Double-glazed window to front. Built in cupboard. Radiator.

Bedroom 3

2.62m x 2.08m (8' 7" x 6' 10")

Double-glazed box window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower over, low-level WC and pedestal wash hand basin. Tiled splashbacks. Obscure double-glazed window to rear.

OUTSIDE

Front Garden

Paved pathway leading to front door and gate to rear garden. Mainly laid to lawn.

Rear Garden

Paved patio area with paved pathway leading to side access gate. Mainly laid to lawn with flower and shrub borders.

Parking

Allocated off road parking to the rear. Accessed via (Primary Way)

