



St Johns Road, Arlesey, Bedfordshire. SG15 6ST

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4 Bedroom Terraced House

Guide Price £400,000 Freehold

Early viewing is advised for this property situated in a quiet cul-de-sac close to the heart of Arlesey. This 4 bedroom family home has been recently renovated throughout making it a perfectly presented family home.

This generous accommodation boasts a superb newly refitted kitchen/breakfast room, a stunning living room with contemporary media wall, entrance hall and cloakroom to the ground floor. Whilst to the first floor are three bedrooms and family bathroom with the second floor offering a sizeable principal suite with recently renovated en-suite shower room. Externally the property offers a low maintenance rear garden with patio area and single garage with parking.

- Four bedroom family home
- Refitted kitchen/breakfast room
- Spacious & bright living room
- Cloakroom
- Principal bedroom with recently renovated en-suite
- Family bathroom
- Low maintenance front and rear gardens
- Single garage with parking
- EV charging point
- EPC rating C. Council tax band D



Ground Floor:

Front Door:

Double glazed composite front door.

Entrance Hall:

Stairs to first floor. Half panelled walls. Understairs storage. Radiator. Inset lighting. Luxury herringbone vinyl flooring.

Kitchen/Breakfast Room:

Abt. 14' 4" x 8' 10" (4.37m x 2.69m) A well-appointed kitchen/breakfast room comprising a comprehensive range of eye and base level units with ample quartz work surfaces and lighting under. Single drainer one and a half bowl sink unit. Built-in induction hob with extractor hood over and splashback. Eye level electric oven and microwave combi-oven. Integrated fridge/freezer, dishwasher and space for washing machine. Cupboard housing boiler. Radiator. Telephone point. Double glazed window to front. Inset ceiling lights. Luxury herringbone vinyl flooring.

Living Room:

Abt. 11' 5" max x 16' 1" (3.48m max x 4.90m) A stunning living room with a feature media wall incorporating a contemporary style fire. Double glazed French doors leading to the rear garden. Double glazed window to rear. Television and telephone points. Two radiators. Inset ceiling lights. Luxury herringbone vinyl flooring.

Cloakroom:

A white suite comprising pedestal hand wash basin and low level WC. Half tiled walls. Radiator. Double glazed window to front. Inset lighting. Luxury herringbone vinyl flooring.

First Floor:

Landing:

Stairs to second floor. Half panelled walls. Cupboard. Radiator. Inset lighting. Carpet as fitted.

Bedroom Two:

Abt. 14' 8" max x 9' 0" (4.47m max x 2.74m) A generous double bedroom with ample storage space in the built-in wardrobes. Double glazed window to rear. Carpet as fitted.

Bedroom Three:

Abt. 11' 5" max x 9' 0" (3.48m max x 2.74m) A further double bedroom with half panelled walls. Radiator. Double glazed window to front. Carpet as fitted.

Bedroom Four:

Abt. 9' 7" x 8' 8" (2.92m x 2.64m) Half panelled walls. Radiator. Double glazed window to rear. Carpet as fitted.

Family Bathroom:

A white three piece suite comprising panelled bath with mixer taps, pedestal hand wash basin and low level WC. Part tiled walls. Extractor fan. Shaving point. Radiator. Double glazed window to front. Inset lighting. Luxury vinyl flooring.

Second Floor:

Bedroom 1:

Abt. 19' 0" x 12' 5" (5.79m x 3.78m) An oversized principle bedroom with a luxury modern feel. Access to eaves and loft. Media points. Two radiators. Double glazed window to front. Carpet as fitted.

En-Suite:

A white three piece suite comprising a fully tiled shower cubicle with shower, inset wash hand basin and low level WC. Shaver point. Extractor fan. Heated towel rail. Double glazed window to rear. Inset lighting. Luxury herringbone vinyl flooring.

Outside:**Front Garden:**

Path to front door. Decorative stone. EV charging point. Outside light.

Rear Garden:

Paved patio area with the remainder laid to lawn with a bark border. Timber Shed. Outside light.

Garage:

A single brick built garage with up and over door and pitched roof. There is also further parking in front of the garage.

Additional Information:**Anti-Money Laundering:**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

Draft details yet to be approved by the vendor and maybe subject to change.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.