



Church Lane, Arlesey, Bedfordshire.







## 3 Bedroom Semi-Detached House

### Guide Price £400,000

Located in the desirable Church End of Arlesey and within walking distance to Arlesey mainline station is this extended three bedroom family home.

Internally the property comprises entrance hall, refitted kitchen, living room with archway leading into the dining area, that offers patio doors out onto the garden and refitted family bathroom. Whilst to the first floor are three bedrooms with the principal bedroom offering a separate dressing area that has the potential to be converted into an en-suite shower room. Externally the property offers rear garden, garage and large frontage with parking for three cars. For your appointment to view call Satchells Stotfold today.



- Extended family home
- Three bedrooms
- Living room with feature fireplace
- Re-fitted kitchen
- Dining room
- Re-fitted bathroom
- Rear garden & garage
- Large frontage with driveway for two cars
- Walking distance to Arlesey railway station
- Awaiting EPC. Council tax band C

## **Ground Floor**

### **Entrance:**

A welcoming entrance hall with access to the first floor. Laminate flooring.

### **Kitchen:**

Abt. 13' 1" x 10' 4" (3.99m x 3.15m) A bright refitted kitchen that offers ample eye and base level units. Integrated oven, hob and extractor hood. Space for double fridge and washing machine. One and a half bowl sink with drainer. Tiled splash back. LED plinth lighting. Radiator. Double glazed window to side and rear. Laminate flooring.

### **Living Room:**

Abt. 17' 0" x 10' 1" (5.18m x 3.07m) A spacious room that offers feature fireplace. Radiator. Double glazed window to front. Carpet as fitted.

### **Dining Room:**

Abt. 15' 10" x 9' 1" (4.83m x 2.77m) An additional

space with double glazed French doors to the rear garden. Door to kitchen. Double glazed door to driveway. Radiator. Carpet as fitted.

## **First Floor**

### **Landing:**

Double glazed window to rear. Access to loft. Carpet as fitted.

### **Bedroom One:**

Abt. 12' 11" x 10' 0" (3.94m x 3.05m) A large double bedroom with separate dressing area with double glazed window to front that has the potential to be converted into an en-suite shower room. Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 10' 1" x 8' 9" (3.07m x 2.67m) A double bedroom that offers built in wardrobes. Double glazed window to front. Radiator. Carpet as fitted.



**Bedroom Three:**

Abt. 7' 11" x 7' 4" (2.41m x 2.24m) Double glazed window to rear. Radiator. Carpet as fitted.

**Outside****Front:**

The property offers a large frontage with well established lawn, bordered by mature bushes and tree. Single garage with up and over door plus a driveway for three cars.

**Rear:**

The rear garden is mainly laid to lawn with space for greenhouse and further offers a patio area that is ideal for alfresco dining. Access to garage. Gate to front of property.

**Agents Note:**

Draft particulars yet to be approved by Vendor and may be subject to change.



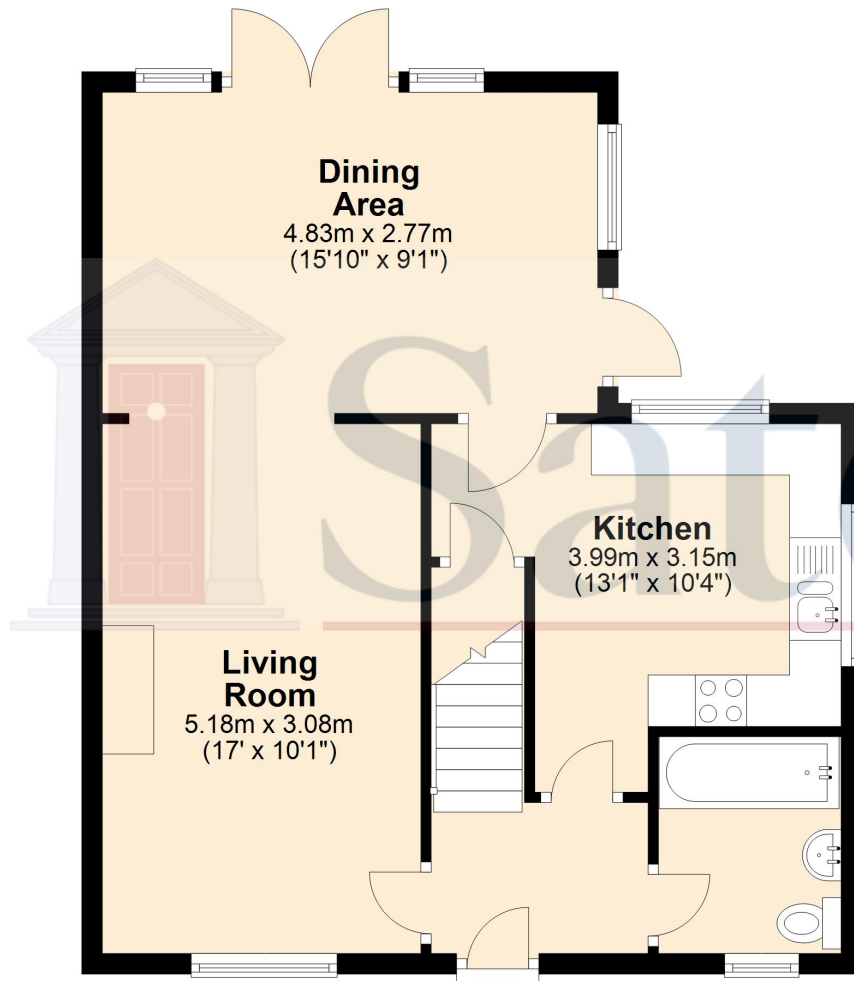




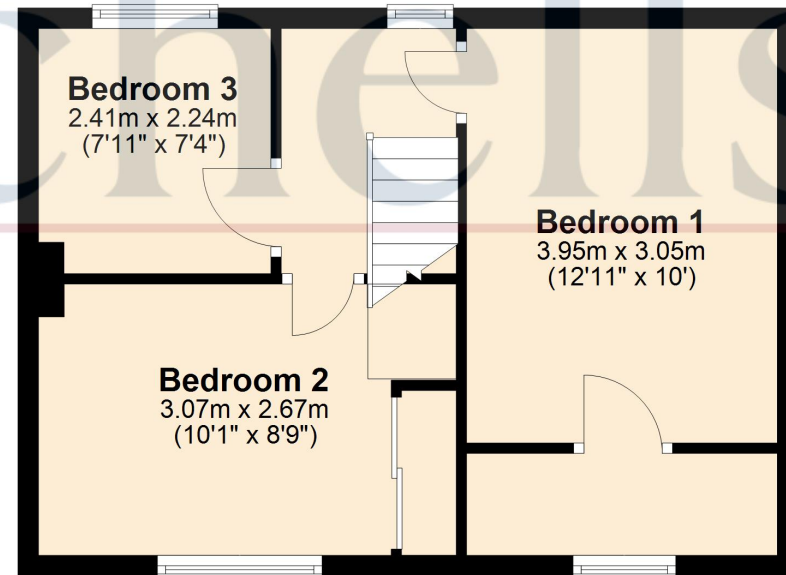
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## Ground Floor



## First Floor



For illustration 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.