



Approximate Area = 1139 sq ft / 105.8 sq m
Garage = 270 sq ft / 25.1 sq m
Total = 1409 sq ft / 130.9 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchecon 2024. Produced for Country Properties. REF: 1158702

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

country
properties

In need of modernisation – Make your mark on this spacious 2 bedroom detached bungalow has been partly updated, still with room to improve in the kitchen area – perfect to make your own mark! The property offers an excellent balance of living space and boasts ample off road parking, large detached garage and a unique wrap around garden over a large plot.

- Re-fitted shower room
- Large driveway provides ample off road parking for several cars
- A short walk to High Street amenities
- 18ft dual aspect living Room
- 22ft Garage with power and light
- Sought after location on the Herts/Beds border

INTERNAL

GROUND FLOOR

Entrance Porch

7' 5" x 6' 2" (2.26m x 1.88m) Quarry tile flooring. Double glazed window to side.

Entrance Hall

Wood effect flooring. Radiator. Doors into all rooms. Built in cupboard.

Living Room

18' 5" x 12' 0" (5.61m x 3.66m) Double glazed window to front and double glazed window to side. Wood effect flooring. Coal effect gas fire place with marble surround and hearth. Two radiators.

Kitchen/ Dining Room

22' 2" x 12' 7" max (6.76m x 3.84m) A range of wall and base units with roll edge worksurfaces over. Tiled splashbacks. Ceramic inset sink and drainer unit with swan neck mixer tap over. Built in eye level electric oven with grill. Electric hob. Space for fridge/freezer. Ceramic tile flooring. Double glazed window to rear. Door to utility room. Open plan to dining room with double glazed window to side. Patio doors into rear garden.

Utility Room

12' 5" x 5' 10" (3.78m x 1.78m) Wall and base units with roll edge worksurfaces over. Space and plumbing for washing machine. Two double glazed windows to side. Wall mounted gas boiler. Space for fridge/freezer. Door to side.

Conservatory

9' 10" x 9' 3" (3.00m x 2.82m) UPVC construction with door onto rear garden.

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m) Double glazed window to front. Radiator. Built in wardrobe.



Bedroom Two

11' 7" x 9' 11" (3.53m x 3.02m) Double glazed window to side. Radiator. Built in wardrobe. Loft access to part boarded loft.

Shower Room

Re-fitted suite comprising double shower cubicle, vanity wash hand basin and low level WC. Fully tiled walls. Ceramic tile flooring. Chrome heated towel rail. Airing cupboard housing hot water tank and shelving. Two obscured double glazed windows to side.

OUTSIDE

Front Garden and Parking

Front garden laid to shingle with paved pathway to front door. Mature flower and shrubs borders to front. Ample off road parking with paved driveway leading to garage accessed via five bar gate. External water tap.

Rear Garden

Rear garden mainly laid to lawn. Flower and shrubs borders. Paved patio area wildlife pond. Gated access to front.

Garage

22' 3" x 12' 1" (6.78m x 3.68m) Timber bi-fold garage doors. Power and light.

Agents Note

The plot outline in satellite image is approximate representation of the boundary.

Please note a Level 3 Home Buyers Survey has recently been conducted on this property. The report identified several structural concerns which we would advise any potential buyer to investigate further. The survey can be made available upon request. The seller has significantly reduce the sale price to reflect the survey outcome.

