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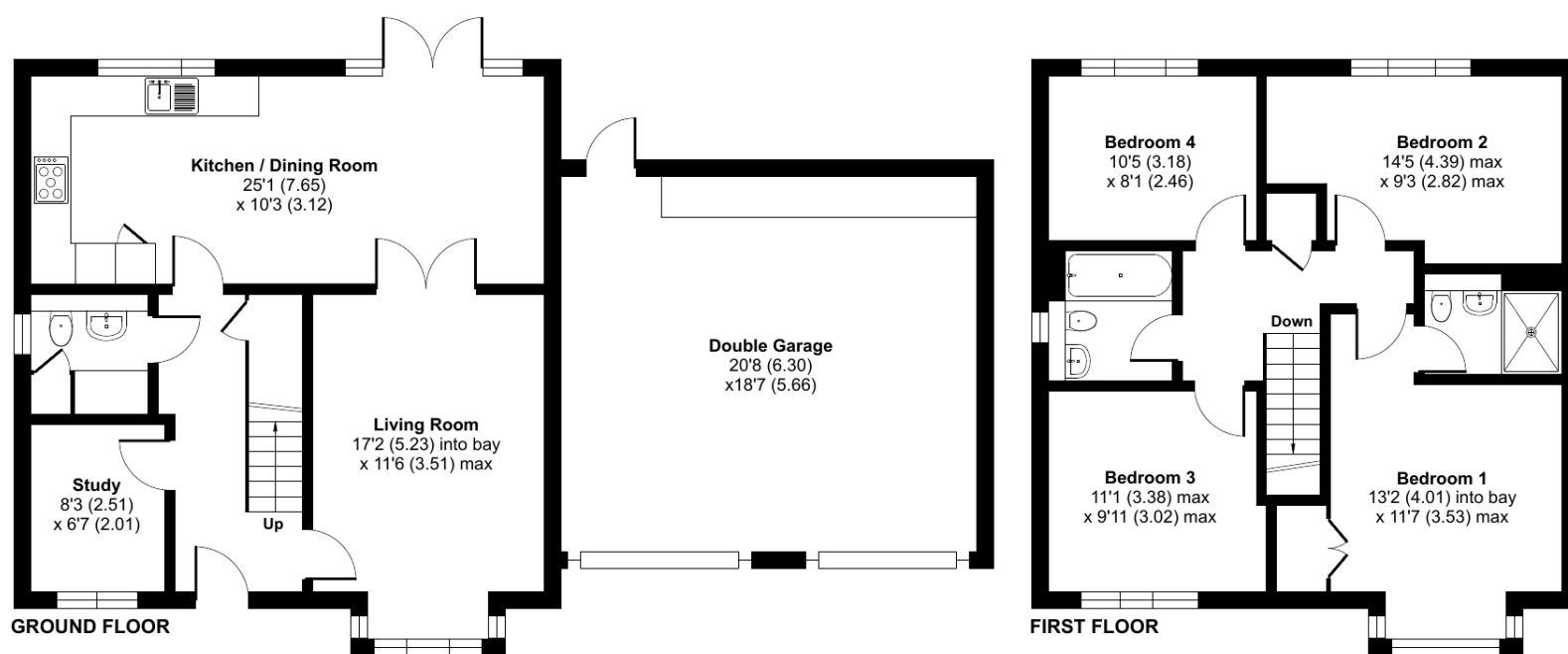
This beautifully presented 4 bedroom detached 'Canterbury' style Bovis home situated on the desirable 'St Francis Park' development has a generous 25ft kitchen/dining/family room, separate study, double garage and a south easterly aspect rear garden.

- Beautifully presented - a credit to the current owners - Just move in!
- Useful wc/utility room
- Driveway providing ample off road parking & double garage
- A short drive to Arlesey train station for rail links into the city
- Separate study - ideal for those working from home
- Bedroom 1 with fitted wardrobes and en-suite shower room
- Short stroll to the High Street with its many amenities, cafes and well regarded schooling

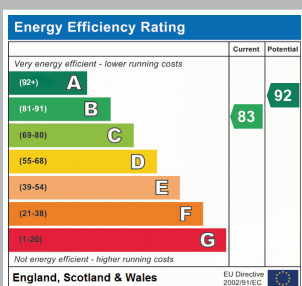


## Floor Plans

Approximate Area = 1342 sq ft / 124.6 sq m  
 Garage = 386 sq ft / 35.8 sq m  
 Total = 1728 sq ft / 160.4 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). © nichcom 2024. Produced for Country Properties. REF: 1075719



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 valuation, contact the numbers listed on the brochure.





GROUND FLOOR

Entrance Hall

Stairs rising to first floor.

Understairs storage cupboard with power & light. Radiator. Wood effect flooring. Doors into all rooms.

Cloakroom/Utility

Suite comprising low level wc with concealed cistern and pedestal wash hand basin. A range of fitted cupboards with wood effect worksurfaces over. Integrated washing machine. Radiator. Tiled flooring. Obscure double glazed window to side.

Study

8'3" x 6'7" (2.51m x 2.01m) Double glazed window to front. Radiator.

Living Room

17'2" (into bay) x 11'6" (max) (5.23m x 3.51m) Double glazed bay window to front. Radiator. Wood effect flooring. Part glazed double doors opening into:

Kitchen/Dining Room

25'1" x 10'3" (7.65m x 3.12m) A range of wall and base units with wood effect worksurfaces and upstands. Inset 5 ring gas hob with glass splashback and stainless steel extractor hood over. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted eye level electric double oven and grill. Integrated dishwasher and fridge/freezer. Wall cupboards housing gas boiler. Two radiators. Tiled flooring. Double glazed window and French doors with sidelights opening onto the rear garden.

FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing Megaflo hot water cylinder. Doors into all rooms.

Bedroom 1

13'2" (into bay) x 11'7" (max) (4.01m x 3.53m) Double glazed bay window to front. Fitted double wardrobe. Radiator. Door into:





#### En-Suite Shower Room

Three piece suite comprising low level wc with concealed cistern, pedestal wash hand basin and double shower cubicle. Heated towel rail. Ceramic tiled flooring. Extractor.

#### Bedroom 2

14' 5" (max) x 9' 3" (max) (4.39m x 2.82m) Double glazed window to rear. Radiator. Wardrobes available by separate negotiation.

#### Bedroom 3

11' 1" (max) x 9' 11" (max) (3.38m x 3.02m) Double glazed window to front. Radiator. Wardrobes available by separate negotiation.

#### Bedroom 4

10' 5" x 8' 1" (3.17m x 2.46m) Double glazed window to rear. Radiator.

#### Family Bathroom

Three piece suite comprising pedestal wash hand basin, low level wc and panel enclosed bath with shower over and glass side screen. Heated towel rail. Extractor. Obscure double glazed window to side.



#### OUTSIDE

##### Front Garden

Laid mainly to lawn with central pathway to front door. Driveway providing side by side parking for 2 cars. External light. Gated access to rear garden.

##### Rear Garden

South easterly aspect rear garden laid mainly to lawn with paved patio and raised flower/shrub borders. Raised decking area to the rear. Wooden shed to remain. Further side seating area. Personal door to garage. External light. Further side seating area laid to purple slate. Enclosed with timber fencing with gated access to front.

##### Double Garage

20' 8" x 18' 7" (6.30m x 5.66m) Twin up and over doors with power/light. Fitted workbench and shelving to remain. Personal door to rear garden.

#### AGENT NOTE:

The owners advise there is a service charge for the property payable to WL Estate Management of approx £140 per annum (payable every 6 months) for the upkeep of the communal/play areas.

We would advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

