



2, Chase Close

Arlesey,
Bedfordshire, SG15 6UT
£375,000

COUNTRY PROPERTIES
PART OF HUNTERS



Make your mark on this 3 bedroom home set on a corner plot with a great size garden and potential to extend (STPC) or adapt the current layout. The property is within walking distance of Arlesey mainline station with a 39 minute commute in London St Pancras.

- Offered with no upward chain
- Single garage and ample off road parking
- Well regarded local schools
- Large private enclosed rear garden
- A short stroll to Arlesey mainline station
- Excellent access onto junction 10 of the A1



GROUND FLOOR

Entrance Hall

Stairs raising to first floor.
Radiator. Doors into lounge/diner and kitchen. Understairs storage cupboard.

Living / Dining Room

6.35m x 3.07m (20' 10" x 10' 1")
Double-glazed window to front aspect. Two radiators. Coal effect electric fire with tiled hearth. Internal glazed window and multi-paned door to conservatory/sun room.

Conservatory

2.74m x 1.85m (9' 0" x 6' 1")
UPVC construction. Double-glazed windows to rear and side. Wood-effect flooring. Radiator. Door on to rear garden.

Kitchen

2.67m x 2.34m (8' 9" x 7' 8")
Range of wall and base units with roll edged worksurfaces over. Tiled splashbacks. Inset stainless steel sink and draining unit with swan neck mixer tap over. Space for electric cooker, fridge and freezer. Space and plumbing for washing machine. Double-glazed window to rear aspect. Door into garage.

FIRST FLOOR

Landing

Double-glazed window to side.
Loft access. Doors into all rooms.



Bedroom 1

3.61m x 3.10m (11' 10" x 10' 2")

Double-glazed window to front.

Radiator. Range of fitted bedroom furniture including wardrobes, dressing table and bedside cabinets.

Bedroom 2

3.10m x 2.82m (10' 2" x 9' 3")

Double-glazed window to rear.

Built in wardrobe with overhead storage. Storage cupboard with shelving.

Bedroom 3

2.62m x 1.91m (8' 7" x 6' 3")

Double-glazed window to side.

Bulkhead storage cupboard with shelving.



Shower Room

Suite comprise of low level WC, vanity wash hand basin and shower cubicle. Tiled splash back. Ceramic tiled flooring. Radiator. Extractor fan.

Garage

4.52m x 3.61m (14' 10" x 11' 10")
Up and over door. Service doors to kitchen and both front and rear garden. Power and light. Windows to side and rear.

OUTSIDE

Front Garden

Paved driveway provides parking for three cars. Laid to lawn with well stocked flower and shrub borders.

Rear Garden

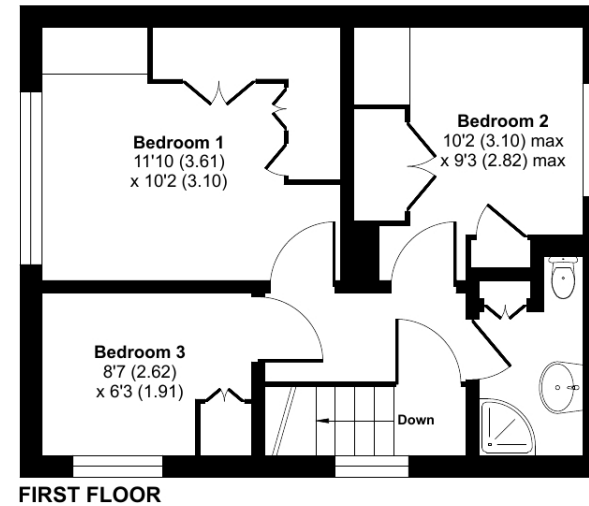
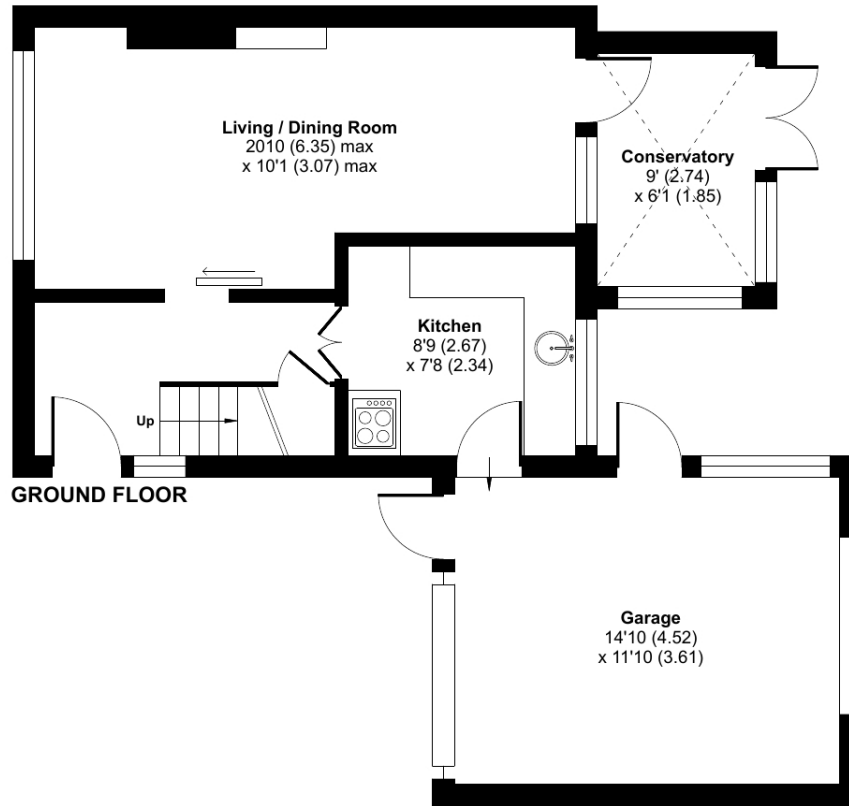
Paved patio area. Laid mainly to lawn with well stocked flower and shrub borders.



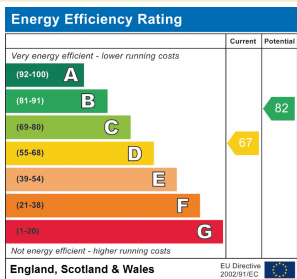




Approximate Area = 750 sq ft / 69.6 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 926 sq ft / 85.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1015577



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.

Viewing by appointment only

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