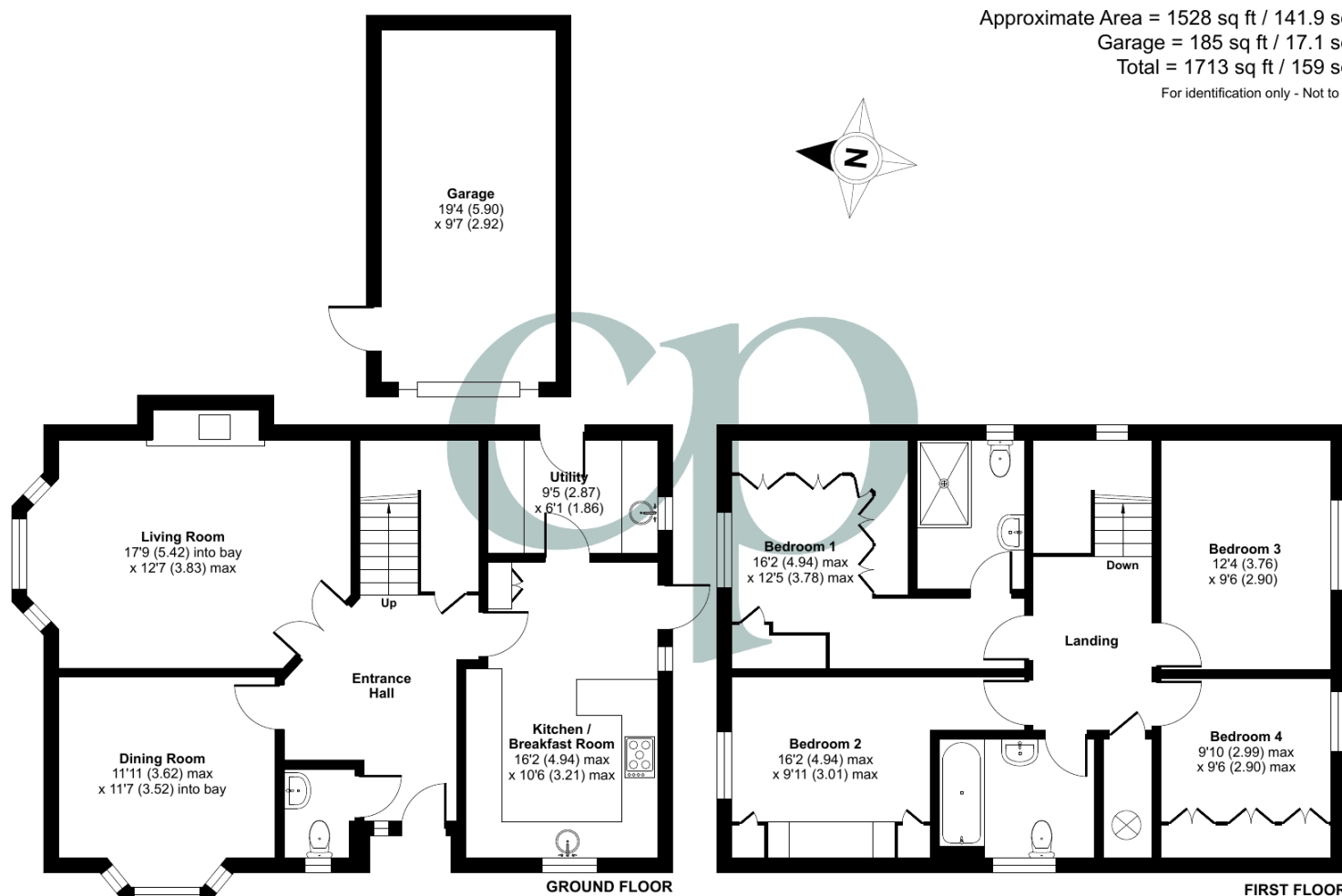




Approximate Area = 1528 sq ft / 141.9 sq m  
Garage = 185 sq ft / 17.1 sq m  
Total = 1713 sq ft / 159 sq m  
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+)	A	
(81-87)	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	73	82



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1256121

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 | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
www.country-properties.co.uk

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A great opportunity to purchase this individual CHAIN FREE 4 bedroom detached home offering approx 1500sq feet of spacious family living. The property is conveniently located just a short stroll from local amenities and highly regarded schooling.

- Offered with no upward chain – Just move in !
- Secure off road parking – Ideal for camper van or classic car!
- Versatile & adaptable accommodation
- Separate utility room & downstairs cloakroom
- 4 Bedrooms, Bedroom 1 with ensuite, ample built in wardrobes
- A short drive to Arlesey & Hitchin station providing rail links into London
- An abundance of countryside walks on your doorstep – perfect for walking the dog !

## Ground Floor

### Entrance Hall

15' 9" x 5' 4" (4.80m x 1.63m) Double glazed front door with stained glass. Under stairs storage cupboard. Doors to dining room, kitchen/diner, cloakroom and double doors into living room.

### Living Room

12' 7" x 17' 9" (3.84m x 5.41m) Double glazed bay window to front and double glazed window to side with bespoke shutters. Feature Inglenook fireplace with decorative lighting and fitted with log burning stove. Radiator.

### Dining Room

11' 7" x 11' 3" (3.53m x 3.43m) Double glazed bay window to side. with bespoke shutters. Radiator.

### Kitchen/Breakfast Room

10' 6" x 16' 2" (3.20m x 4.93m) A range of wall and base units with complementary work surfaces. Inset sink with swan neck mixer tap over. Two eye level Bosch ovens, 5 ring gas hob with glass splash back and stainless steel extractor. Breakfast bar/space for table. Integrated fridge freezer. Integrated Neff dishwasher. Ceramic tiled flooring. Cupboard housing gas boiler. Double glazed patio door opening onto patio. Double glazed window to side.

### Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Radiator. Obscure double glazed window to side with bespoke shutters.

### Utility Room

5' 1" x 9' 5" (1.55m x 2.87m) A Range of eye and base units with complimentary worksurfaces over. Tiled splashbacks. Space for washing machine. Space for tumble dryer. Stainless steel sink/drainer unit. Double glazed part glazed door opening onto paved pathway to side. Double glazed window to rear.



## First Floor

### Landing

15' 3" x 6' 4" (4.65m x 1.93m) Stained glass arched double glazed window with bespoke shutters. Doors leading to all rooms, bathroom and walk-in airing cupboard.

### Bedroom 1

12' 5" x 16' 2" (3.78m x 4.93m) Double glazed window to front. Currently set up as a dressing room/guest room with a range of built-in wardrobes and a pull-down bed. Radiator. Door leading to:

### En-suite

Obscure double glazed window to side. Three piece suite comprising Separate walk in shower enclosure, pedestal wash hand basin, low level wc. Heated towel rail. Tiled flooring.

### Bedroom 2

9' 11" x 16' 2" (3.02m x 4.93m) Double glazed window to front. Built-in wardrobe. Radiator.

### Bedroom 3

9' 6" x 12' 4" (2.90m x 3.76m) Double glazed window to rear. Radiator.

### Bedroom 4

9' 6" x 9' 10" (2.90m x 3.00m) Double glazed window to rear. Built-in wardrobe. Radiator.

### Bathroom

Three piece suite comprising panel enclosed bath with hand held shower attachment, wc and pedestal wash hand basin. Obscure double glazed window to side. Heated towel rail.

## Outside

### Front Garden

Dwarf wall to perimeter with Iron railings. Low maintenance gravel borders. Pathway to front door. Gated access to rear.

### Rear Garden

Patio area leading to low maintenance enclosed rear garden mainly laid to slate with established shrubs to borders. Path leading to personal door into garage. Further block paved area providing further off road parking with double gates leading to parking area and single garage. Small wooden shed and wood store.

### Garage

Single garage with electric roller door plus off road parking space for one car. Power and Light.

### Agents Note

The property is located on a corner plot with garage and parking space located on Bentley Mews, which is a private road. The owner advises that the property has a right of way for access.

We would advise any buyer to clarify this with their legal conveyancer prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

