



St Peters Avenue, Arlesey, Bedfordshire. SG15 6UR

| Satchells



3 Bedroom Semi-Detached House

Guide Price £450,000 Freehold

Located within easy walking distance of Arlesey mainline railway station is this impressive and extended family home.

The spacious accommodation comprises entrance hall, a good size lounge, extended 'L' shaped kitchen/dining/family room and shower room to the ground floor. Upstairs are three generous bedrooms, the principal with en-suite shower room. Externally is a large, established south facing rear garden with a wooden summer house, garage and front garden with driveway parking for seven cars. All in all a great family home that must be viewed.



- Extended family home
- Three generous bedrooms
- En-suite to principal bedroom
- Open plan kitchen/dining/family room
- Large lounge
- Ground floor shower room
- Large gardens to front and rear
- Driveway parking for 7 cars
- Garage and EV charging point
- EPC rating D. Council tax band D

Ground Floor**Front Door:**

Double glazed composite front door.

Porch Area:

Double glazed window to front. Radiator. Coved ceiling. Laminate flooring.

Hallway:

Stairs to first floor. Radiator. Coved ceiling. Laminate flooring.

Living Room:

Abt. 17' 1" x 10' 3" (5.21m x 3.12m) Double glazed window to front. Radiator. Coved ceiling. Television point. Laminate flooring. Double doors to kitchen/dining/family room.

Kitchen/Dining/Family Room:

Abt. 22' 11" max x 18' 10" max (6.99m x 5.74m) A large 'L' shaped kitchen/dining/family room, ideal for entertaining. The kitchen area comprises a comprehensive range of base level units with ample worktops. Inset one and a half bowl stainless steel sink unit. Space for a range cooker. Plumbing for automatic washing machine. Integrated 'Miele' dishwasher. Central island incorporating a breakfast bar. Space for an American style fridge/freezer. Tiled splashback area. Large pantry cupboard. Double glazed French doors to rear garden. Double glazed casement door and window to rear. Double glazed window to side. Wall mounted electric radiator. Coved ceiling. Part tiled flooring. Part laminate flooring.

Shower Room:

A white suite comprising a fully tiled double width shower cubicle with rainfall shower, vanity unit with mounted wash hand basin and low level wc. Heated towel rail. Half tiled walls. Double glazed window to side. Tiled flooring.

First Floor**Landing:**

Double glazed window to rear. Loft access. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt. 16' 11" max x 9' 11" (5.16m x 3.02m) Double glazed window to front. Radiator. Coved ceiling. Laminate flooring.

En-Suite:

A white suite comprising a corner shower cubicle with shower, wash hand basin and low level wc. Tiled splashback area. Cupboard housing gas boiler. Double glazed window to rear. Vinyl flooring.

Bedroom Two:

Abt. 13' 7" x 8' 8" (4.14m x 2.64m) Double glazed window to front. Radiator. Coved ceiling. Vinyl flooring.

Bedroom Three:

Abt. 8' 1" x 7' 6" (2.46m x 2.29m) Double glazed window to rear. Radiator. Coved ceiling. Laminate flooring.

Outside

Front Garden:

Retained by a brick wall, the driveway leading to the garage provides off road parking for seven cars. EV charging point.

Rear Garden:

A large south facing rear garden with patio area leading to an established lawn and a variety of mature plants and trees. Wooden summer house garden room with pitched roof and French doors. Two timber sheds.

Garage:

A single garage with up and over door. Power and light. A personal door leads to the rear garden.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

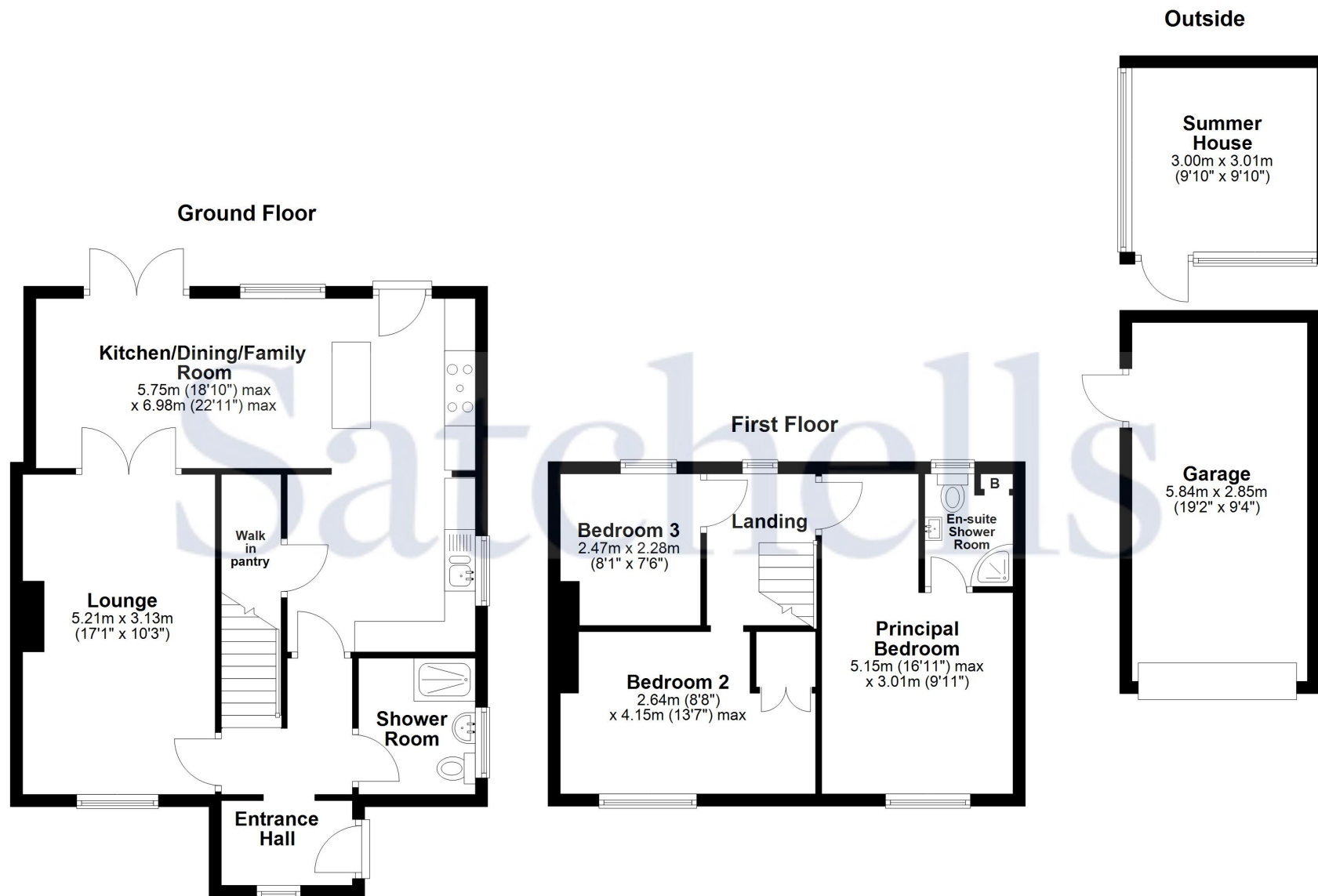
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Satchells



For illustrative 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.