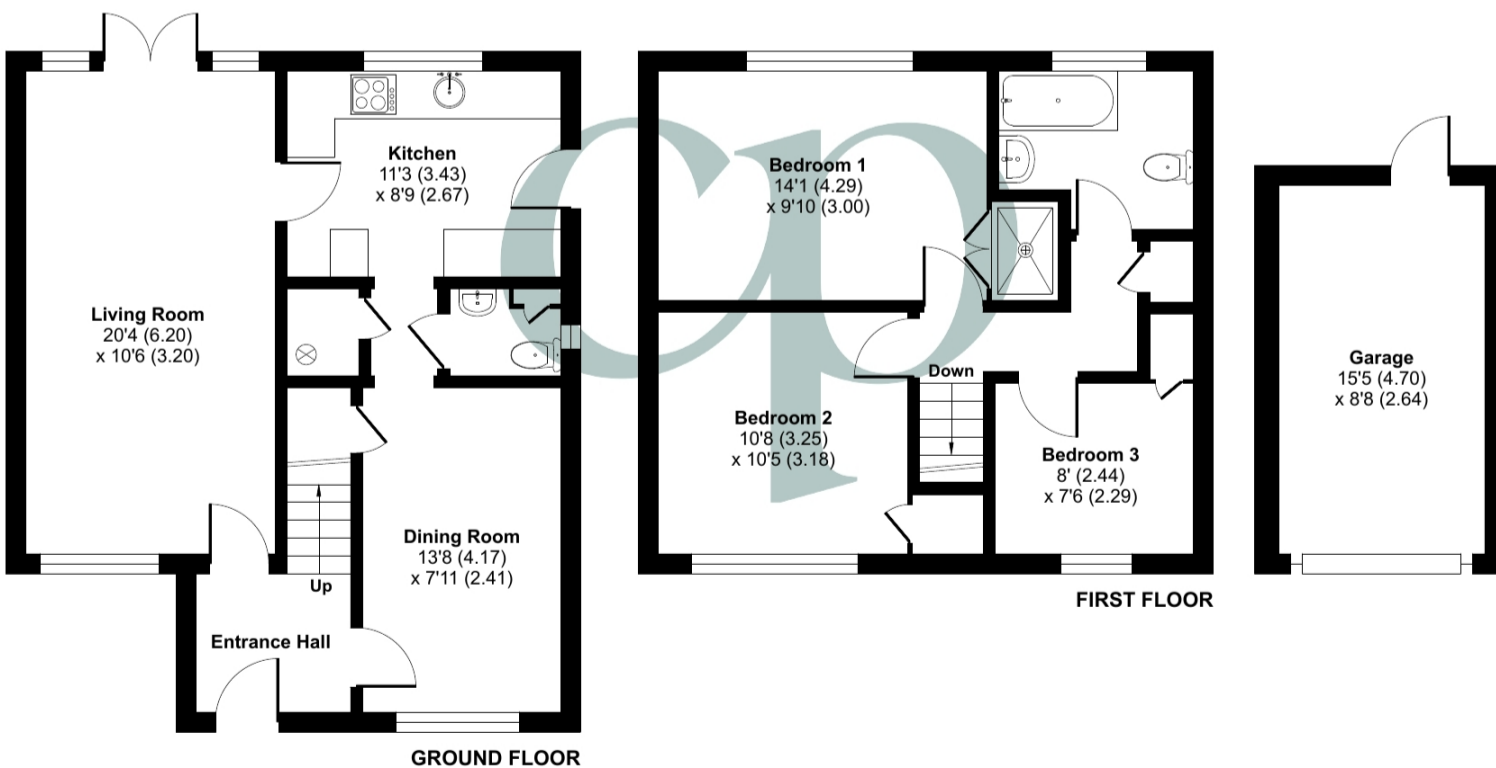




Approximate Area = 1018 sq ft / 94.6 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 1152 sq ft / 107 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		85	



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1094068

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

This well presented 3 bedroom semi detached home is OFFERED WITH NO UPWARD CHAIN and is set in a quiet cul de sac location in the popular village of Stotfold

- Offered with no upward chain
- Single garage and paved driveway provides ample off road parking
- Re-fitted bathroom
- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)
- 2 Reception Rooms
- Quiet cul de sac location and well regarded local schools

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor. Radiator. Doors to living room and dining room.

### Living Room

6.20m x 3.20m (20' 4" x 10' 6")  
Double-glazed windows to front. Two radiators. Double-glazed double doors on to rear garden. Door to kitchen.

### Kitchen

3.43m x 2.67m (11' 3" x 8' 9")  
A range of wall and base units with roll-edged work surfaces over. Stainless steel 1.5 sink and drainer unit with swan neck mixer tap over. Integrated electric oven, gas hob with stainless steel splashback and stainless steel extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Partially glazed door to side. Double-glazed window to rear.



### Dining Room

4.17m x 2.41m (13' 8" x 7' 11")  
Double-glazed window to front. Radiator.

### Cloakroom

Low-level WC and wall mounted wash hand basin. Obscured double-glazed window to side.

## FIRST FLOOR

### Bedroom 1

4.29m x 3.00m (14' 1" x 9' 10")  
Double-glazed window to rear. Radiator. Double shower cubicle.

### Bedroom 2

3.25m x 3.18m (10' 8" x 10' 5")  
Double-glazed window to front. Radiator. Built in cupboard.

### Bedroom 3

2.44m x 2.29m (8' 0" x 7' 6")  
Double-glazed window to front. Radiator.

### Bathroom

Suite comprising low-level wc, panel enclosed bath and wall mounted wash hand basin. Obscured double-glazed window to rear. Radiator. Partially tiled walls. Tiled flooring.

## OUTSIDE

### Rear Garden

Paved patio area. Path leading to rear access gate and side path leading to front. Mainly laid to lawn.

### Garage

4.70m x 2.64m (15' 5" x 8' 8")  
Up and over door.

### Parking

Block paved driveway for two cars.

