



Chase Hill Road

Arlesey,
Bedfordshire, SG15 6UE
£325,000

country
properties

Situated in the popular 'Church End' of Arlesey in a small cul de sac within walking distance of the mainline station, this 3 bedroom home offers open plan living with a 23ft Lounge diner, a newly landscaped rear garden and boasts garage en-bloc with off road parking in front.

- New flooring throughout in 2023
- Newly landscaped rear garden
- Within walking distance to Arlesey main line train station with direct links to London St Pancras in approx. 38mins
- Single garage en bloc with parking in front
- Sought after 'Church End' location - with Excellent commuter access onto A507

INTERNAL

GROUND FLOOR

Entrance Porch

Wall mounted storage unit. Multi pane glazed door onto Living / dining room. Wood effect vinyl flooring.

Living / Dining Room

23' 6" x 13' 7" (7.16m x 4.15m) Two windows to front aspect. Spiral staircase rising to first floor. Radiator. Dining area with patio doors onto rear garden with wing windows to both sides. Radiator. Wood effect flooring. Arch into Kitchen.

Kitchen

10' 2" x 5' 7" (3.10m x 1.71m) A range of wall and base units with roll edge worksurfaces over. Inset sink and drainer unit with mixer tap over. Electric oven and gas hob. Tiled splashbacks. Space for fridge/freezer and washing machine. Wall mounted combination boiler. Wood effect flooring. Window to rear aspect.



FIRST FLOOR

Landing

Doors to all bedrooms and bathroom. Fitted carpet.

Bedroom One

13' 7" x 7' 8" (4.15m x 2.33m)

Window to front aspect.

Radiator.

Bedroom Two

9' 0" x 6' 8" (2.75m x 2.03m)

Window to rear aspect. Radiator.

Bedroom Three

7' 5" x 6' 9" (2.26m x 2.05m)

Window to rear aspect. Radiator.

Loft hatch.

Bathroom

Bathroom suite comprising wash hand basin, low level WC and panel enclosed bath tub with shower over. Tiled effect vinyl flooring. Fully tiled walls. Heated towel rail.

OUTSIDE

Front Garden

Mainly laid to lawn, shingled area and paved path leading to front door.

Rear Garden

Enclosed by timber fencing with trellises. Paved patio area.

Grassed lawn area and paved path leading to raised concrete area to rear. Gated rear access.

Garage and Parking

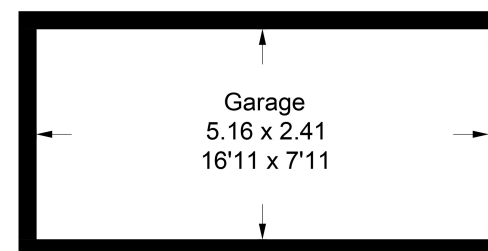
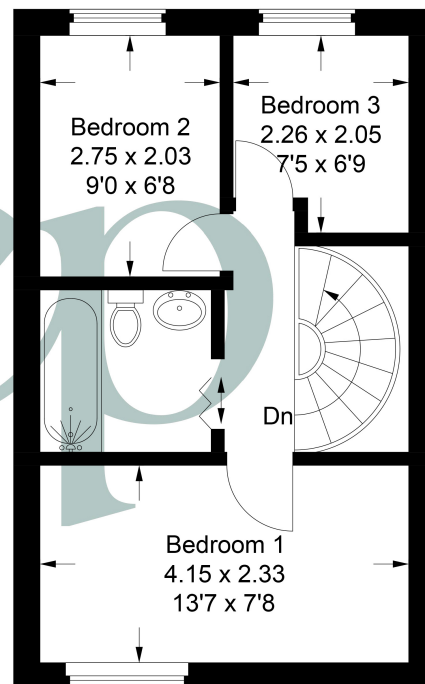
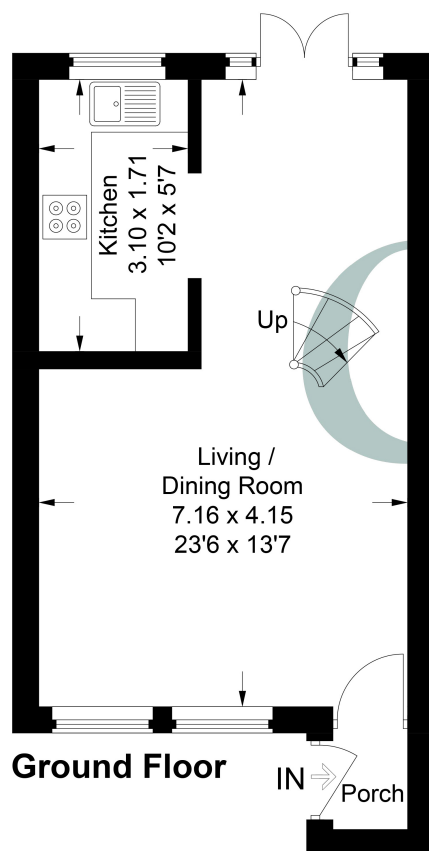
16' 11" x 7' 11" (5.16m x 2.41m)

Single garage en block with new up and over garage door and allocated off road parking space for one car.



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Approximate Gross Internal Area
 Ground Floor = 31.5 sq m / 339 sq ft
 First Floor = 30.0 sq m / 323 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 73.9 sq m / 795 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		88	
(81-91)	B			
(69-80)	C		62	
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		

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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