



Arlesey Road, Henlow, Bedfordshire. SG16 6DF

| Satchells



3 Bedroom Detached House Guide Price £475,000 Freehold

Traditionally built by Wheatley Homes approximately four years ago, this detached family home offers a spacious, well planned accommodation measuring approximately 1119 square feet.

Internally this well-proportioned property comprises entrance hall, cloakroom, a dual aspect living room accessed via double doors from the entrance hall and a separate dining/family room with 'pocket doors' that lead through to a fully fitted kitchen with integrated appliances on the ground floor. Upstairs are three double bedrooms, the principal with en-suite shower room and fitted wardrobe, and a family bathroom. Externally the south facing rear garden is of a good size and there is off road parking for two cars.



- Modern detached family home
- Three double bedrooms
- En-suite to principal bedroom
- Spacious dual aspect living room
- Separate dining room
- Fitted kitchen with integrated appliances
- South facing rear garden
- Off road parking for two cars
- Walking distance of Arlesey Station
- EPC rating B. Council tax band E

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Wood flooring.

Cloakroom:

A white suite comprising low level wc and pedestal wash hand basin. Tiled splashback area. Radiator. Extractor fan. Tiled flooring.

Living Room:

Abt. 20' 1" x 11' 3" (6.12m x 3.43m) A large dual aspect living room with double glazed window to front and double glazed French doors leading to the rear garden. Television point. Radiator. Carpet as fitted.

Dining/Family Room:

Abt. 11' 4" x 8' 7" (3.45m x 2.62m) Double glazed window to front. Radiator. Pocket doors leading to the kitchen. Wood flooring.

Kitchen:

Abt. 11' 2" x 9' 2" (3.40m x 2.79m) A well appointed kitchen comprising a comprehensive range of eye and base level units with ample worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in ceramic hob, double electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Tiled splashback area. Double glazed door and window to rear garden. Inset ceiling lights. Tiled flooring.

First Floor

Landing:

Double glazed window to rear. Radiator. Airing cupboard. Loft access. Carpet as fitted.

Bedroom One:

Abt. 14' 4" x 9' 2" (4.37m x 2.79m) Double glazed window to front. Built in wardrobe with sliding doors. Radiator. Television point. Carpet as fitted.

En-Suite:

A white suite comprising an oversized shower cubicle with rainfall shower, vanity unit with inset wash hand basin and low level wc with concealed cistern. Tiled splashback area. Heated towel rail. Double glazed window to rear. Extractor fan. Shaver point. Inset ceiling lights. Tiled flooring.

Bedroom Two:

Abt. 11' 4" x 10' 1" (3.45m x 3.07m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 11' 4" x 9' 8" (3.45m x 2.95m) Double glazed window to front. Radiator. Television point. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap, shower attachment and glass screen, vanity unit with inset wash hand basin and low level wc with concealed cistern. Shaver point. Part tiled walls. Heated towel rail. Double glazed window to front. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside**Front Garden:**

Path to front door retained with wrought iron railings.

Rear Garden:

An enclosed south facing rear garden with a paved patio area that leads to an established lawn with shrub borders. Timber shed to remain. Outside tap. Outside lights. Gated access to front and rear.

Parking:

A driveway to the rear provides off road parking for two cars.

Additional Information**Estate Charge:**

Please note the current estate charge is £384.46 per annum

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.

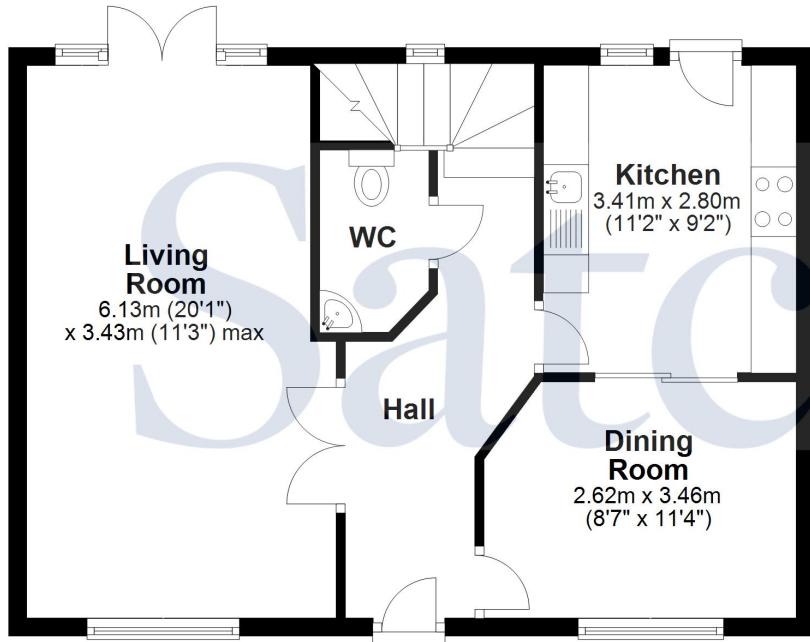




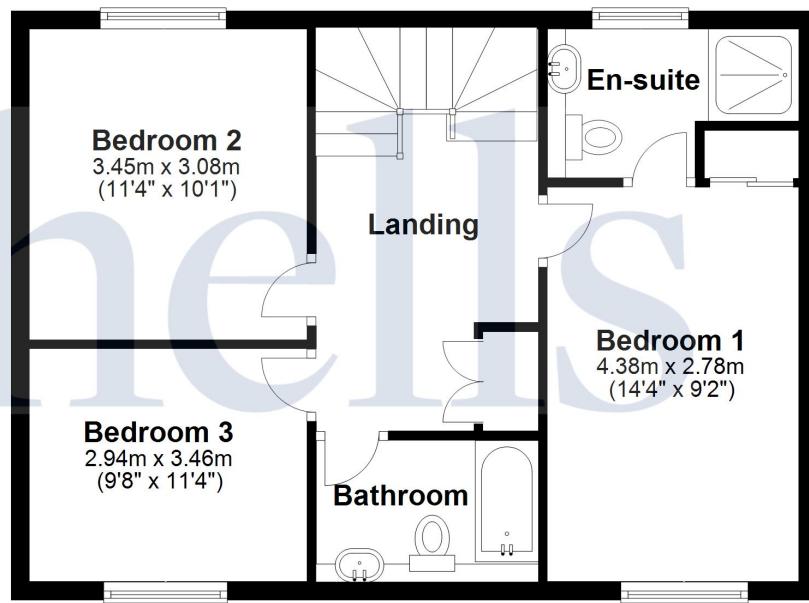
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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Ground Floor



First Floor



For illustration 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.

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