



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

A three bedroom terraced family home that has been extended to create a spacious kitchen, study, ground floor shower room, living and dining room. There are three good sized bedrooms on the first floor with modern recently fitted bathroom. The property has parking for 3 cars on the driveway.



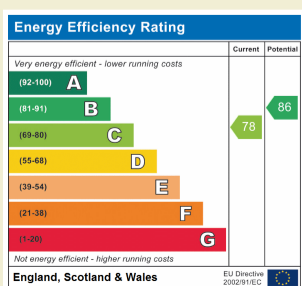
- Council Tax - Band C
- Extended Three bedroom terraced home
- Private rear garden
- Rear access to garden
- Council tax band C
- Close to shops and schools
- EPC - C
- Parking for 3 cars
- Two bathrooms
- Study
- Spacious kitchen

Approximate Area = 1335 sq ft / 124 sq m
For identification only - Not to scale

Floor Plans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 993407



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.



GROUND FLOOR

Living / Dining Room

7.85m x 5.33m (25' 9" x 17' 6")

Extended living / dining room with French doors to rear garden, two Velux windows

and central feature brick fire place with gas fire. Smooth

skimmed ceiling and dado rail. Carpeted throughout.

Kitchen

5.99m x 3.51m (19' 8" x 11' 6")

Double-glazed window to front aspect and partially glazed composite door to side.

A range of wall and base

mounted units, built in double

oven, five burner gas hob and extractor fan. Breakfast bar,

marble work tops and stone tiled floor. Space for washing

machine, tumble drier and

Office

3.05m x 1.65m (10' 0" x 5' 5") Smooth skimmed ceiling with spotlights, laminate flooring and double-glazed window to front aspect.



Shower Room

Low level WC, stoneware taverine vanity sink and shower cubicle with Aqualisa shower. Tiled floor with underfloor heating. Smooth skimmed ceiling with spotlights.

FIRST FLOOR

Bedroom 1

3.63m x 3.18m (11' 11" x 10' 5")

Smooth skimmed ceiling with ceiling light, radiator, carpet and built in wardrobes. Double-glazed window to front aspect.

Bedroom 2

3.66m x 2.06m (12' 0" x 6' 9")

Smooth skimmed ceiling with ceiling light, radiator, carpet and built in wardrobes. Double-glazed window to rear aspect.



Bedroom 3

3.61m x 3.02m (11' 10" x 9' 11")

Smooth skimmed ceiling with ceiling light, radiator and carpet. Double-glazed window to rear aspect.

Rear Garden

Laid mainly to lawn with flower and shrub border. Paved patio area. Shed at end of the garden.

Family Bathroom

Smooth skimmed ceiling with spotlights, vinyl flooring and heated towel rail. Obscured double-glazed window to front aspect. Low level WC and vanity sink and panelled bath.

OUTSIDE

Front Garden & Driveway

Driveway for up to three cars and lawn.

