



The Hermitage

Arlesey,
Bedfordshire, SG15 6XF
£365,000

country
properties

Make your mark on this 3 Bedroom town house, situated on a popular cul-de-sac in 'Church End' Arlesey, Just a short walk from the mainline train station with direct links to London. The property offers versatile living across 3 floors with a part converted garage providing further downstairs space.

- Partially converted garage to create a study
- Excellent access into London Kings Cross (approx 38 mins) via Arlesey station
- New boiler in 2023
- 2nd floor offering master bedroom and a 4-piece suite bathroom
- Close to countryside walks and well regarded schools
- Off road parking

Ground Floor

Entrance Hall

Wood effect flooring. Stairs rising to first floor with understairs storage cupboard. Radiator. Doors to Kitchen/ Dining Room and Cloakroom.

Cloakroom

Wash hand basin and low level WC. Part tiled walls. Radiator. Wood effect flooring. Obscure double glazed window to front.

Kitchen / Dining Room

14' 11" x 8' 4" (4.54m x 2.53m) A range of wall and base units with worksurfaces over. Inset one and half bowl ceramic sink and drainer unit with mixer tap over. Tiled splashbacks. Integrated Bosh electric oven and induction hob with extractor hood over. Space for fridge/freezer. Space for dishwasher and washing machine. Wall mounted cupboard housing gas boiler (newly installed in 2023). Double glazed window to rear. Dining area with wood effect flooring. Double radiator. Double glazed French doors onto Conservatory.

Conservatory

10' 11" x 7' 10" (3.34m x 2.39m) Double glazed construction on brick base with patio door onto rear garden.

Study - Garage Conversion

11' 6" x 7' 10" (3.51m x 2.39m) Wood effect flooring.



First Floor

Landing

Radiator. Doors to Living Room, Bedroom Two and Three and bathroom.

Living Room

14' 1" (max) x 8' 11" (max) (4.28m max x 2.71m max) Two double glazed windows to rear aspect. Fitted carpet. Two radiators.

Bedroom Two

10' 0" (max) x 7' 9" (max) (3.05m max x 2.37m max) Double glazed window to front aspect. Radiator.

Bedroom Three

8' 0" x 6' 0" (2.45m x 1.83m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bathroom

Part tiled bathroom with white suite comprising pedestal wash hand basin, low level WC and panel enclosed bath with shower attachment over and shower screen to side. Wood effect flooring. Radiator.

Second Floor

Landing

Access to loft. Airing cupboard.

Bedroom One

15' 11" (max) x 11' 4" (max) (4.86m max x 3.44m max) Master bedroom with double glazed window to front aspect. A range of built-in wardrobes. Radiator.

Second floor Bathroom

White bathroom suite comprising pedestal wash hand basin, low level WC, shower cubicle and panel enclosed bath with mixer tap and shower attachment. Wood effect flooring. Part pitched ceiling. Radiator. Part tiled walls. Obscure double glazed window to rear.

Outside

Front Garden

Driveway providing off road parking for one vehicle and footpath to front door.

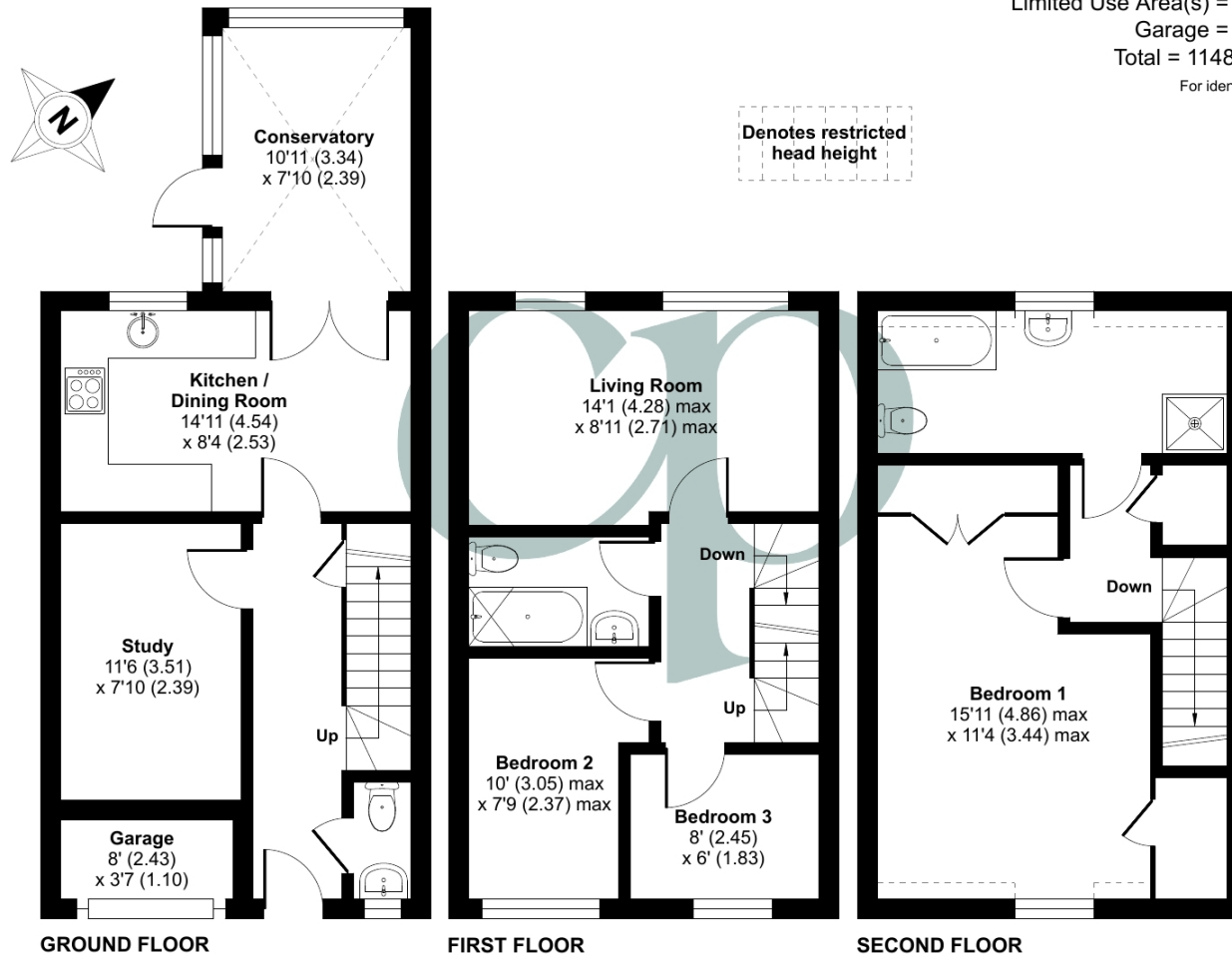
Rear Garden

Fully enclosed rear garden laid mainly to lawn. Paved patio area and pathway to rear. Flower borders and established tree to rear. External water tap.

Garage

8' 0" x 3' 7" (2.43m x 1.10m) Small partitioned area providing storage with roller shutter door.





Approximate Area = 1110 sq ft / 103.1 sq m
 Limited Use Area(s) = 15 sq ft / 1.4 sq m
 Garage = 23 sq ft / 2.1 sq m
 Total = 1148 sq ft / 106.6 sq m
 For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	74
(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		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Country Properties. REF: 1277908

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Viewing by appointment only

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