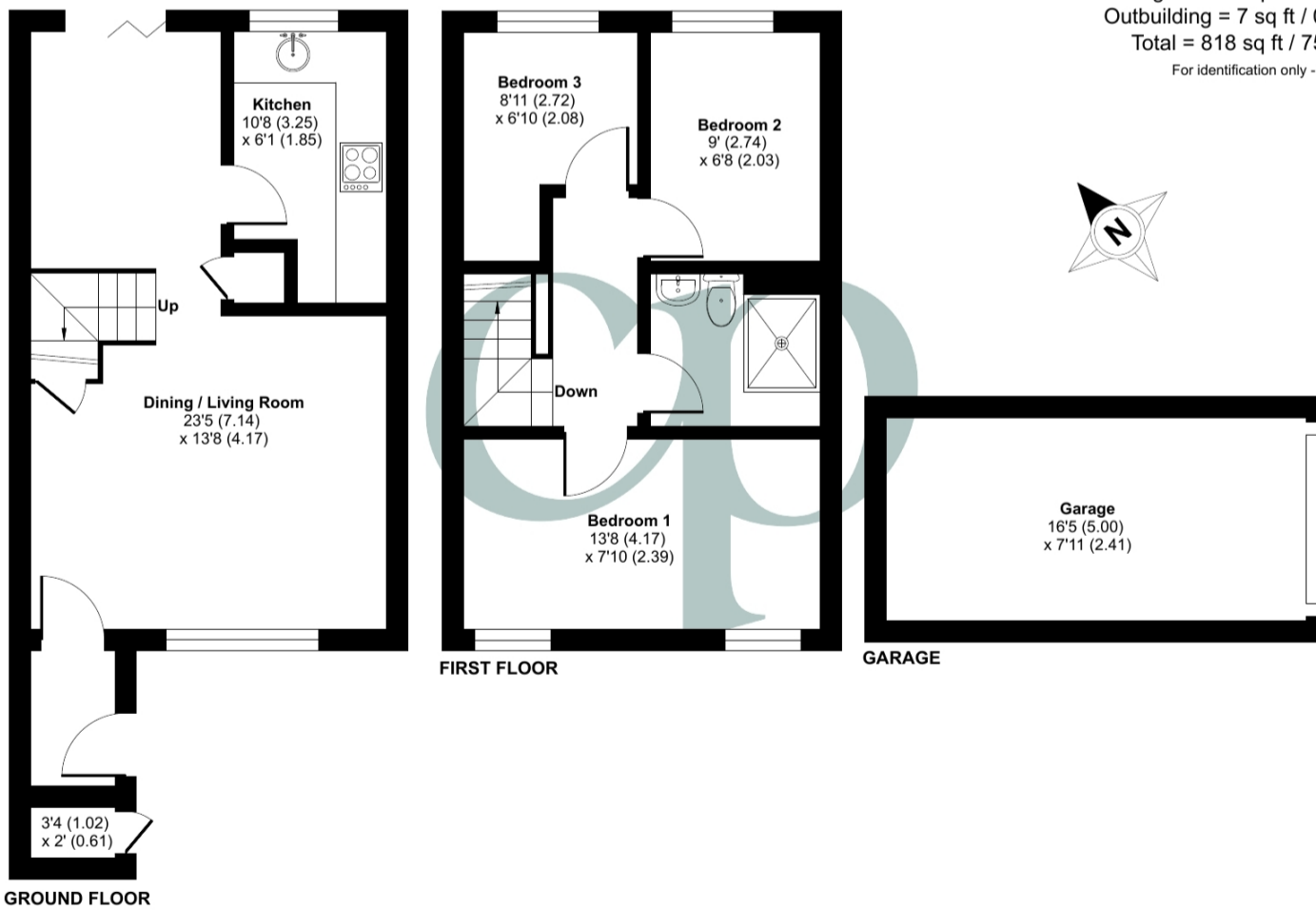




Approximate Area = 679 sq ft / 63 sq m  
Garage = 132 sq ft / 12.2 sq m  
Outbuilding = 7 sq ft / 0.6 sq m  
Total = 818 sq ft / 75.8 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(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			EU Directive 2002/91/EC



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Country Properties. REF: 1160559

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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www.country-properties.co.uk



This 3 bedroom home located in 'Church End' Arlesey is ideal for commuters with a short stroll to Arlesey mainline station. The property offers superb presentation throughout and boasts a garage and off road parking en-bloc and is offered with NO UPWARD CHAIN

- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)
- Landscaped low maintenance rear garden laid to artificial lawn
- NO UPWARD CHAIN
- Timber shed with power and light
- Oak flooring to Living/Dining Room
- Set in a quiet cul de sac location

## GROUND FLOOR

### Entrance Hall

Oak flooring. Vaulted ceiling. Door into living room.

### Living/Dining Room

23' 5" x 13' 8" (7.14m x 4.17m) Double glazed window to front. Oak flooring. Radiator. Coal effect gas fire place with timber surround and marble hearth. Stairs rising to first floor with understairs storage cupboard. Opening to dining area. Dining area with oak flooring. Radiator. Double glazed bi-fold doors onto rear garden. Storage cupboard with shelving. Door into kitchen.

### Kitchen

10' 8" x 6' 1" (3.25m x 1.85m) A range of wall and base units with roll edge worksurfaces over. Inset one and a half bowl stainless steel sink and drainer with swan neck mixer tap over. Space and plumbing for washing machine. Space for a fridge. Built in electric oven and gas hob with extractor hood over. Tiled splashbacks. Double glazed window to rear. Radiator.



## FIRST FLOOR

### Landing

Loft access to partially boarded loft with ladder and light. Doors into all rooms.

### Bedroom One

13' 8" x 7' 10" (4.17m x 2.39m) Master bedroom with two double glazed windows to front. Radiator. Oak flooring.

### Bedroom Two

9' 0" x 6' 8" (2.74m x 2.03m) Double glazed window to rear. Radiator. Oak flooring.

### Bedroom Three

8' 11" x 6' 10" (2.72m x 2.08m) Double glazed window to rear. Radiator. Oak flooring. Storage cupboard housing a wall mounted gas boiler and shelving.

### Shower Room

Suite comprising double shower cubicle. Concealed cistern WC. Wash hand basin with vanity unit. Fully tiled walls. Chrome heated towel rail. Extractor fan.

## OUTSIDE

### Front Garden

Front garden laid mainly to lawn. Paved pathway to front door. Outside brick built storage cupboard 3' 4" x 2' 0" (1.02m x 0.61m)

### Rear Garden

Porcelain tiled patio with step down to artificial lawn. Flower and shrubs border. External water tap. Security light. Timber shed to remain with power and light and space for fridge/freezer and tumble dryer. Gated access to garage en bloc. .

### Garage

16' 5" x 7' 11" (5.00m x 2.41m) Garage en bloc with up and over door.

