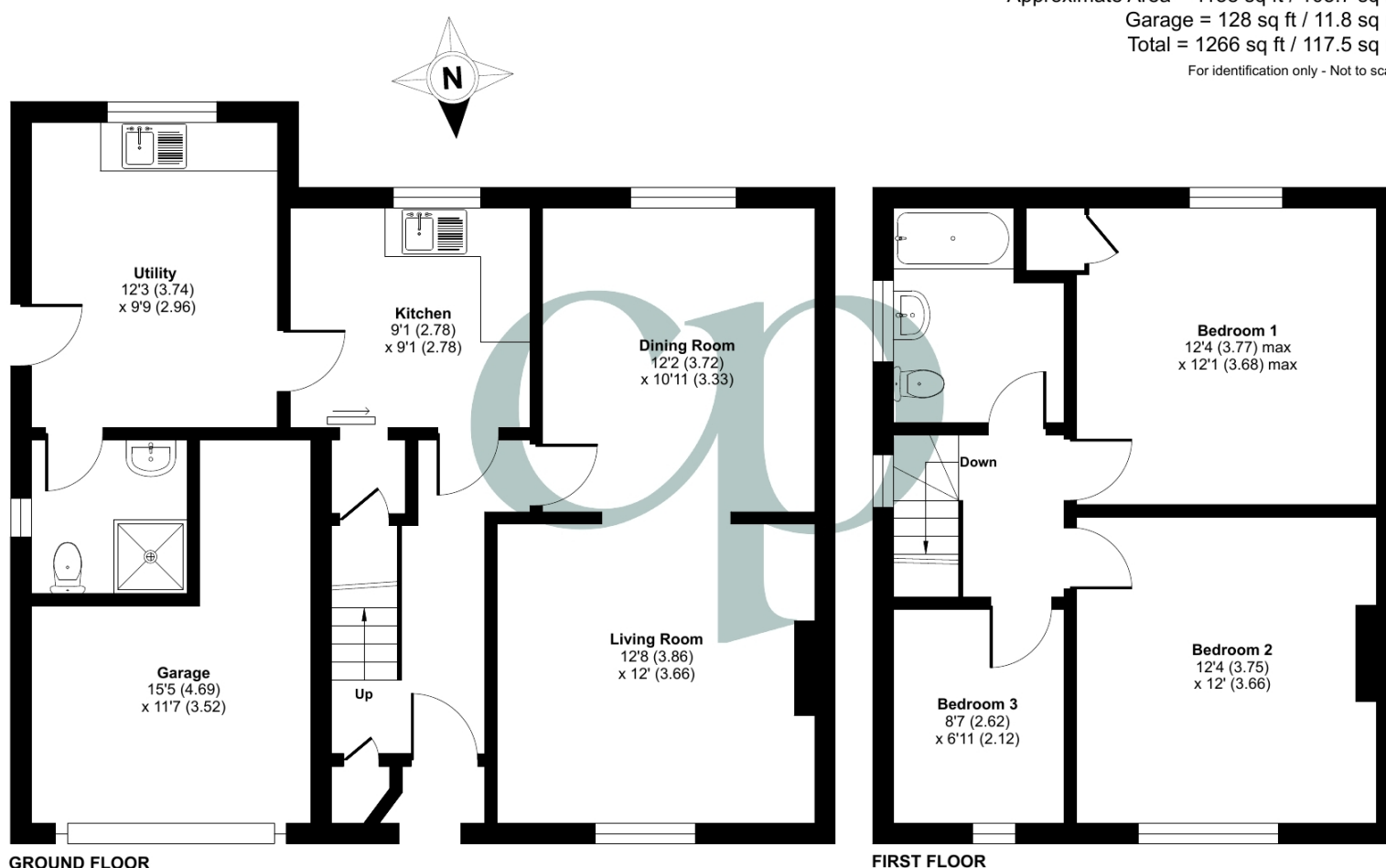




Approximate Area = 1138 sq ft / 105.7 sq m  
Garage = 128 sq ft / 11.8 sq m  
Total = 1266 sq ft / 117.5 sq m  
For identification only - Not to scale

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | A       |           |
| (81-91)                                     | B       |           |
| (69-80)                                     | C       |           |
| (55-68)                                     | D       |           |
| (39-54)                                     | E       |           |
| (21-38)                                     | F       |           |
| (1-20)                                      | G       |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
|   | 54      | 76        |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1267973

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

Viewing by appointment only

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www.country-properties.co.uk

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POTENTIAL POTENTIAL POTENTIAL! Make your mark on this detached 3 bedroom property with potential to adapt/extend (subject to any necessary consents). Offered chain free, the property benefits from a large south facing rear garden, ample off road parking and garage. The property is located within walking distance to local schools and amenities and provides easy access to the A1(M) and Arlesey mainline station.

- SOLD OFF MARKET!
- Nearby Arlesey mainline station with direct links into London St Pancras in approx. 37 minutes
- Potential (STPP) for extension
- Large front & rear garden
- Walking distance to local well-regarded schools

INTERNAL

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Fitted carpet. Radiator. Storage cupboard. Doors into Kitchen and Dining Room.

Dining Room

12' 2" x 10' 11" (3.72m x 3.33m) Window to rear aspect. Fitted carpet. Open plan to Living Room with part glassed screens to both sides. Radiator.

Living Room

12' 8" x 12' 0" (3.86m x 3.66m) Window to front aspect. Feature wall mounted electric fireplace. Radiator.

Kitchen

9' 1" x 9' 1" (2.78m x 2.78m) Glass door into the Kitchen. A range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Space for cooker. Understairs pantry cupboard with sliding door. Window to rear aspect. Radiator.

Utility

12' 3" x 9' 9" (3.74m x 2.96m) Window to rear aspect. Radiator. Patio door to side for access to rear garden. Space for washing machine, tumble dryer and fridge/freezer. Base unit with worksurfaces over. Built in unit with draws. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Wood effect flooring. Door to a shower room.

Shower Room

Fully tiled shower room comprising wash hand basin, low level WC and walk in wet room shower. Underfloor heating. Window to side aspect.



FIRST FLOOR

Landing

Window to side aspect. Loft hatch. Doors to Bedroom One, Two, Three and Bathroom.

Bedroom One

12' 4" (max) x 12' 1" (max) (3.77m max x 3.68m max) Window to rear aspect. Fitted carpet. Built in storage cupboard. Radiator.

Bedroom Two

12' 4" x 12' 0" (3.75m x 3.66m) Window to front aspect. Fitted carpet. Radiator.

Bedroom Three

8' 7" x 6' 11" (2.62m x 2.12m) Window to front aspect. Radiator.

Bathroom

Bathroom suite comprising wash hand basin, low level WC and bath tub with mixer tap and shower attachment. Wood effect flooring. Window to side aspect. Radiator.

OUTSIDE

Front Garden and Driveway

Front garden laid to lawn with hedge borders and shrubs. Driveway with parking space for up to three cars.

Rear Garden

Large south facing rear garden mainly laid to lawn. Patio area. Stepping stones leading to rear of the garden. Side access.

Garage

Up and over door.

