



86 Hitchin Road, Arlesey, Bedfordshire. SG15 6SA







## 2 Bedroom Semi-Detached House

### Guide Price £280,000 Freehold

This deceptively big two bedroom semi-detached home is bursting with character and is offered for sale CHAIN FREE!

Internally this pleasant accommodation comprises a spacious living room leading to separate dining room, fitted kitchen and family bathroom. Beyond this the property boasts an additional room that could be utilised as a study or playroom. To the first floor are two generous double bedrooms. Externally there is an enclosed rear garden that offers parking via gated access to the rear. For further details and your appointment to view contact Satchells Stotfold today.



- Character property
- Semi detached
- Two double bedrooms
- Spacious fitted kitchen
- Two reception rooms
- Separate dining room
- Enclosed rear garden
- Off road parking
- Ideal investment or first purchase
- EPC rating D. Council tax band B

## **Ground Floor:**

### **Entrance:**

Double glazed door to front. Double glazed window to side. Glass paneled door to front room. Laminate flooring.

### **Living Room:**

Abt. 11' 5" x 12' 8" (3.48m x 3.86m) A bright space with feature fireplace. Double glazed window to front. Built in storage cupboard. Radiator. Laminate flooring.

### **Dining Room:**

Abt. 9' 11 max " x 12' 6" (3.02m max x 3.81m) A spacious room that offers built in storage. Feature fireplace. Radiator. Laminate flooring.

### **Kitchen:**

Abt. 8' 11" max x 12' 8" (2.72m max x 3.86m) A range of eye and base level units with ample work surface. Single stainless steel sink with drainer. Space for washing machine, fridge/freezer and dishwasher. Built in oven with extractor over. Tiled splash back. Double glazed window to side. Laminate flooring.

## **Rear Lobby:**

Access via double glazed door to side passage. Radiator. Laminate flooring.

### **Family Bathroom:**

A three piece white suite bathroom comprising paneled bath with shower over, low level WC and pedestal hand wash basin. Fully tiled walls surrounding bath. Tiled splash back. Extractor fan. Laminate flooring.

### **Study:**

Abt. 9' 6" x 9' 4" (2.90m x 2.84m) A wonderful additional space with barn style door leading to the garden. Radiator. Laminate flooring.

## **First Floor:**

### **Landing:**

Access to loft. Carpet as fitted.

### **Bedroom One:**

Abt. 11' 6" x 12' 10" (3.51m x 3.91m) Double glazed window to front. Feature fireplace. Carpet as fitted.



**Bedroom Two:**

Abt. 12' 6" x 10' 1" (3.81m x 3.07m) Double glazed window to rear. Over stairs storage. Feature fireplace. Carpet as fitted.

**Outside:****Front:**

A small frontage with path leading to front door.

**Rear:**

A good size garden with lawn and patio area. Double gates to the rear to allow access for a car to park.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.





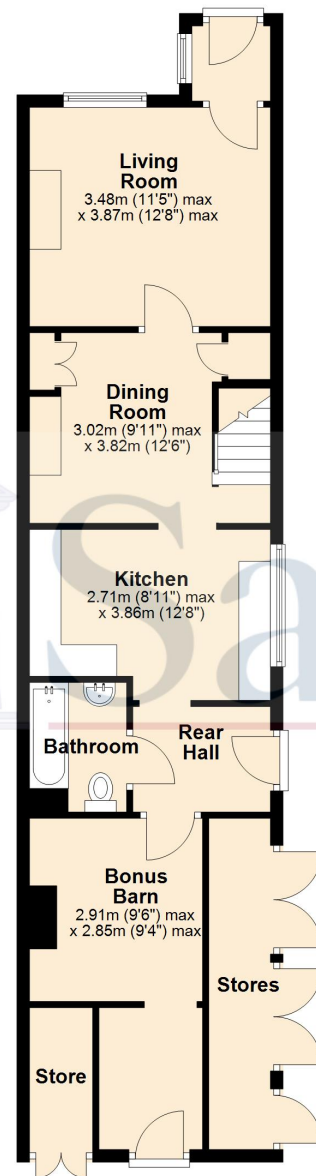


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

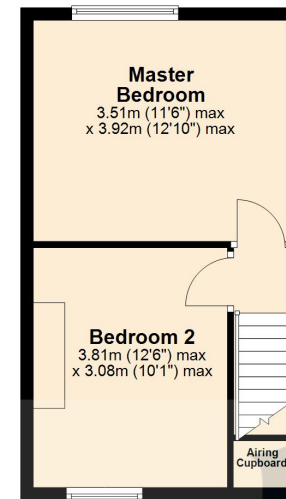




## Ground Floor



## First Floor



For illustrative 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.