



St Peters Avenue, Arlesey, Bedfordshire. SG15 6UR





4 Bedroom Semi-Detached House

Guide Price £450,000 Freehold

Early viewing is strongly advised on this extended and recently refurbished family home located in Church End, within easy walking distance of the mainline railway station.

The impressive accommodation comprises entrance porch, hallway, a light and airy living room that then opens through to a spacious and refitted kitchen/dining room, home office/bedroom four and wet room to the ground floor. Upstairs are three further good size bedrooms and a cloakroom/WC. Externally, the property sits on a large plot with an attractive walled front garden and a mature well presented rear garden. Further benefits include a driveway that provides off road parking for three cars and a garage.

- Extended and recently refurbished family home
- Three/four bedrooms
- Refitted kitchen/dining room
- Spacious living room
- Home office/bedroom four
- Ground floor wet room
- First floor cloakroom
- Large well maintained gardens
- Driveway for three cars
- Awaiting EPC. Council tax band C

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Porch:

Double glazed window to front. Radiator. Coving to ceiling. Carpet as fitted. Arch to hallway.

Hallway:

Stairs to first floor. Meter cupboard. Telephone point. Coving to ceiling. Carpet as fitted.

Bedroom Four/Home Office:

Abt. 9' 7" x 9' 3" (2.92m x 2.82m) Double glazed window to side. Large under stairs cupboard. Radiator. Coving to ceiling. Carpet as fitted.

Wet Room:

A white suite comprising walk-in shower area with shower and glass screen, pedestal wash hand basin and low level WC. Fully tiled walls. Radiator. Double glazed window to side. Extractor fan. Inset ceiling lights. Wall mounted fan heater. Vinyl flooring.

Living Room:

Abt. 16' 11" x 10' 3" (5.16m x 3.12m) Double glazed window to front. Feature ornate fire surround with tiled hearth. Radiator. Coving to ceiling. Carpet as fitted. Arch through to kitchen/dining room.

Kitchen/Dining Room:

Abt. 23' 0" x 9' 0" (7.01m x 2.74m) A large, refitted kitchen/dining room.

The kitchen area comprises a good range of eye and base level units with solid wood worktops. Single drainer composite sink unit. Built-in ceramic hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Double glazed sliding patio doors to rear garden. Coving to ceiling. Inset ceiling lights. Tiled flooring.

The dining area has double glazed French doors leading out to the rear garden. Radiator. Coving to ceiling. Carpet as fitted.

First Floor:**Landing:**

Double glazed window to rear. Radiator. Loft access. Coving to ceiling. Carpet as fitted. Overstairs cupboard.

Bedroom One:

Abt. 12' 10" x 10' 0" (3.91m x 3.05m) Double glazed window to front. Radiator. Built-in cupboard housing gas boiler. Coving to ceiling. Carpet as fitted.

Bedroom Two:

Abt. 13' 6" x 8' 9" (4.11m x 2.67m) Double glazed window to front. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Three:

Abt. 7' 11" x 7' 6" (2.41m x 2.29m) Double glazed window to rear. Radiator. Coving to ceiling. Carpet as fitted.

WC:

A white suite comprising vanity unit with inset wash hand basin and low level WC. Half tiled walls. Double glazed window to rear. Vinyl flooring.

Outside:**Front Garden:**

A good sized front garden retained by a brick wall. The driveway provides off road parking for three cars and there are double gates leading down the side of the property to the rear garden. The remainder is laid to lawn with a good variety of plants, shrubs and trees.

Rear Garden:

A large established rear garden with a patio area leading to a well tended lawn with mature plant and shrub borders. At the base of the garden, behind the hedgerow, is a composting area.

Garage:

A large pre-fabricated garage set back into the rear garden.

Additional Information:**Agents Note:**

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

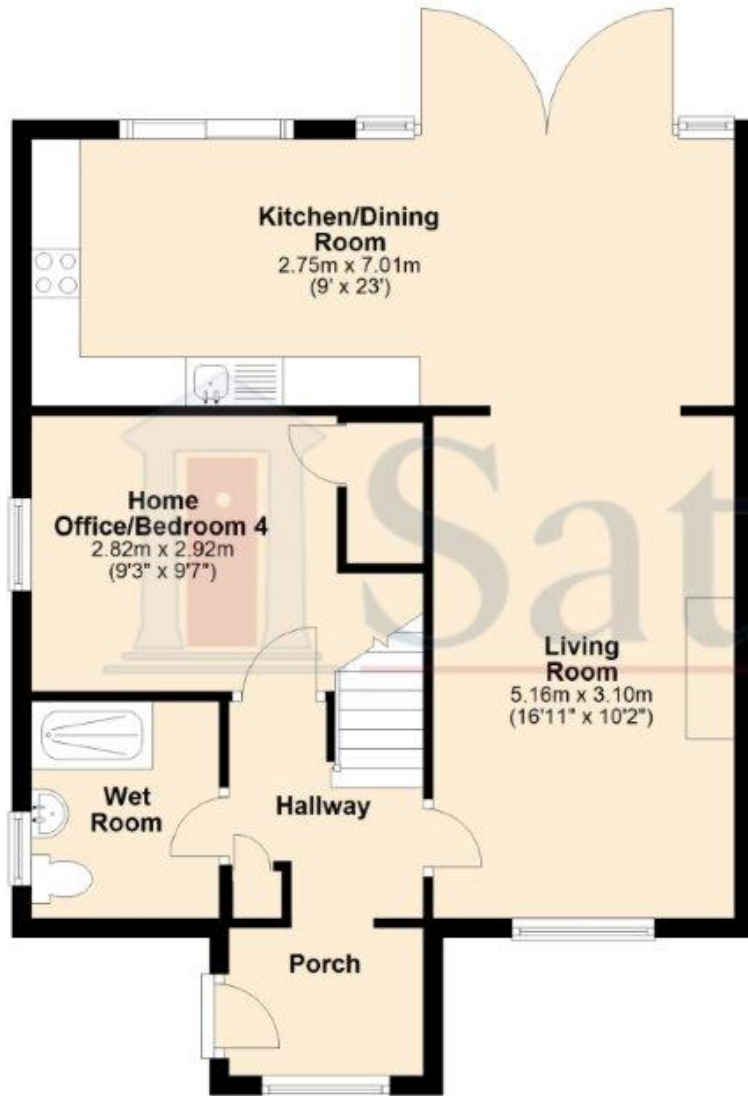




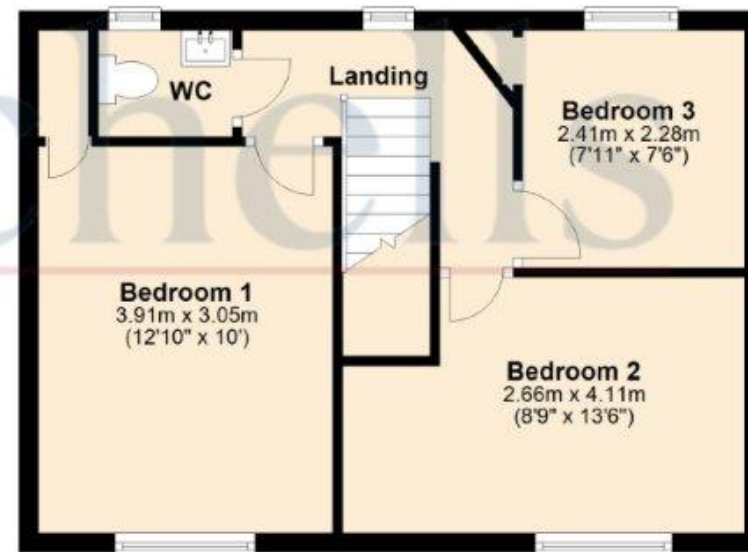
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Ground Floor



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.