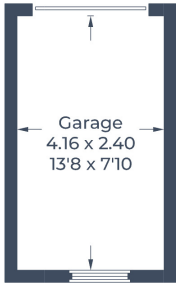
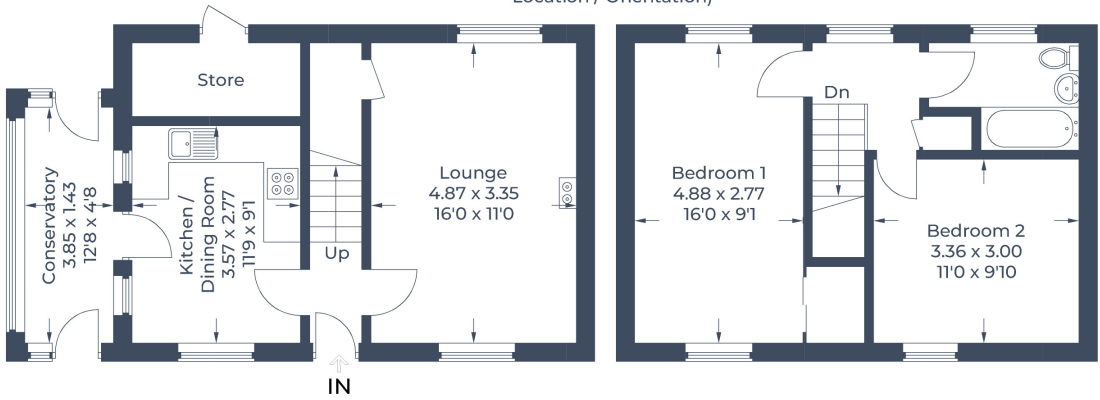




Approximate Gross Internal Area
Ground Floor = 38.6 sq m / 415 sq ft
First Floor = 35.5 sq m / 382 sq ft
Garage = 10.0 sq m / 108 sq ft
External Store = 3.4 sq m / 36 sq ft
Total = 87.5 sq m / 941 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor

First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Country Properties

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+)	A	87
(81-87)	B	
(69-80)	C	72
(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		

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

Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

Located in the sought after 'Church End' of Arlesey, this 2 double bedroom semi-detached home is offered in excellent condition throughout with a generous front and rear garden, garage, and off road parking to rear. The property is within walking distance of Arlesey mainline station with direct links to London St Pancreas in under 40 minutes.

- Redecorated throughout
- Garage and off road parking
- New windows installed approx 2 years ago
- Generous front and rear garden
- Within walking distance of Arlesey mainline station with direct links to London St Pancreas in under 40 minutes.
- Just move in!

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect flooring. Stairs rising to first floor. Doors into Kitchen/Diner and Living Room.

Lounge

16' 0" x 11' 0" (4.87m x 3.35m) Dual aspect double glazed windows to front and rear. Understairs storage cupboard. Radiator.

Kitchen/Dining Room

11' 9" x 9' 1" (3.57m x 2.77m) A range of wall and base units with roll edge worksurfaces over and upstands. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Built in electric oven and gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge/freezer. Space and plumbing for washing machine. Double glazed window to front, double glazed window to side and another obscure double glazed window to side. Wood effect flooring. Radiator. Door to Conservatory.

Conservatory/ Sun Room

12' 8" x 4' 8" (3.85m x 1.43m) UPVC and double glazed, with doors giving access to front and rear gardens. Power and light.



FIRST FLOOR

Landing

Double glazed window to rear. Storage cupboard with shelving. Radiator. Doors into all rooms.

Bedroom One

16' 0" x 9' 1" (4.88m x 2.77m) Master bedroom with dual aspect double glazed window to front and rear. Built in wardrobe with mirrored sliding doors. Radiator.

Bedroom Two

11' 0" x 9' 10" (3.36m x 3.00m) Double glazed window to front aspect. Radiator.

Bathroom

Re fitted in 2020. Suite comprising panel enclosed bath with mains shower over and folding glass side screen, vanity wash hand basin and low level WC. Tiled splashbacks. Ceramic tiled flooring. Obscure double glazed window to rear. Chrome heated towel rail.

OUTSIDE

Front Garden

Laid mainly to lawn, with hedging boundary and shingles. Paved pathway to front door.

Rear Garden

Rear garden mainly laid to lawn, with flower and shrub borders and stepping stone pathway leading to gated rear access to garage and parking area. Raised decking area. Shingled areas. Timber shed to remain. Door to store room. Security light.

Garage and Parking

Up and over door. Off road parking space in front of the garage.

