



Hillary Rise

Arlesey,
Bedfordshire, SG15 6TL
£325,000

country
properties

This two double bedroom semi detached home is offered in excellent decorative order and boasts a generous sized rear garden and ample off road parking.

- Well regarded local schooling
- Lovely countryside walks
- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)
- 18ft L shaped Living/Dining room
- Potential to extend - subject to any necessary consents
- Private enclosed large rear garden

Ground Floor

Entrance

Via UPVc part obscure double glazed door into:

Entrance Hall

UPVc double glazed window to front. Radiator. Stairs rising to first floor with understairs storage cupboard. Wood effect flooring.

Living/Dining Room

18' 2" max x 15' 3" (5.54m x 4.65m) Coving to smooth skimmed ceiling. Radiator. UPVc double glazed window to front. Feature fireplace with electric coal effect fire. Wood effect flooring. Radiator. UPVc double glazed French doors into rear garden.

Kitchen

13' 4" x 6' 11" (4.06m x 2.11m) Fitted with a range wall and base level units with solid wood worksurfaces over. Inset butler style sink with chrome swan neck mixer tap over. Tiled splashbacks. Space for oven and hob. Space and plumbing for washing machine. Space for American style fridge/freezer. Radiator. UPVc double glazed window to rear and door to rear garden.



First Floor

Landing

UPVc double glazed window. Access to loft space. Doors to all rooms.

Bedroom 1

13' 0" x 9' 3" (3.96m x 2.82m) Built-in wardrobes. Radiator. UPVc double glazed window to front.

Bedroom 2

14' 0" x 8' 8" (4.27m x 2.64m) UPVc double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with mixer tap and shower over, sink inset to vanity unit with tiled splashback and low low level WC. Obscure UPVc double glazed window to rear. Radiator.

Outside

Front Garden

Shingled driveway providing off road parking for several cars. Paved pathway leading to front door. Gated side access to rear garden.

Rear Garden

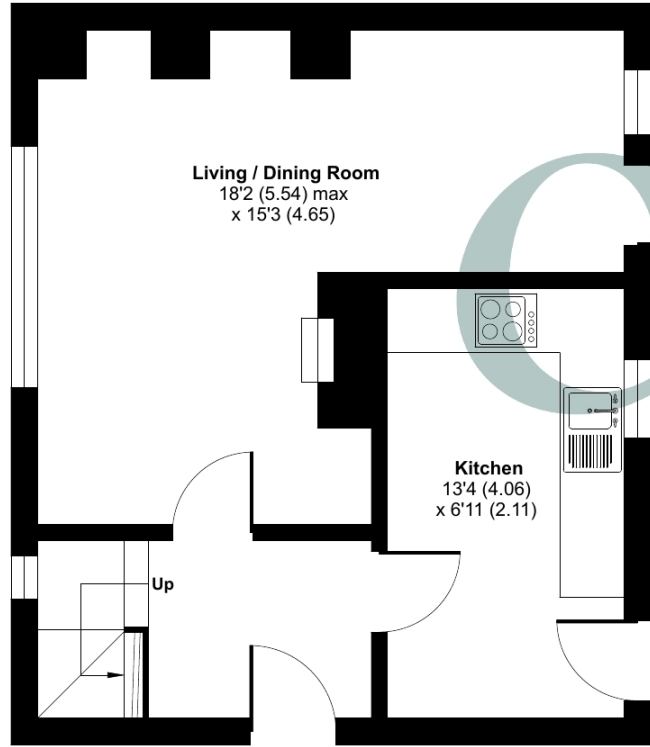
Laid mainly to lawn with patio area and shrub borders. Enclosed with wood panel fencing. Outside cold water tap. Gated side access.



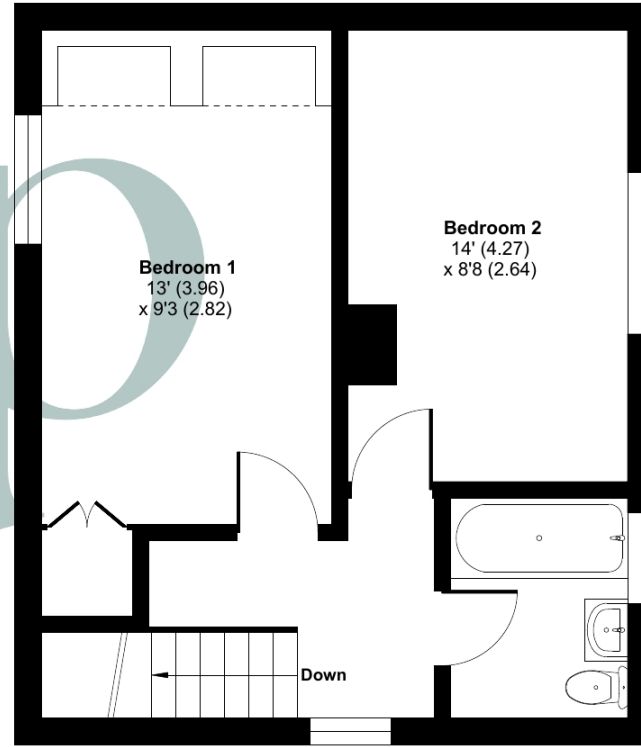


Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1144617

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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

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