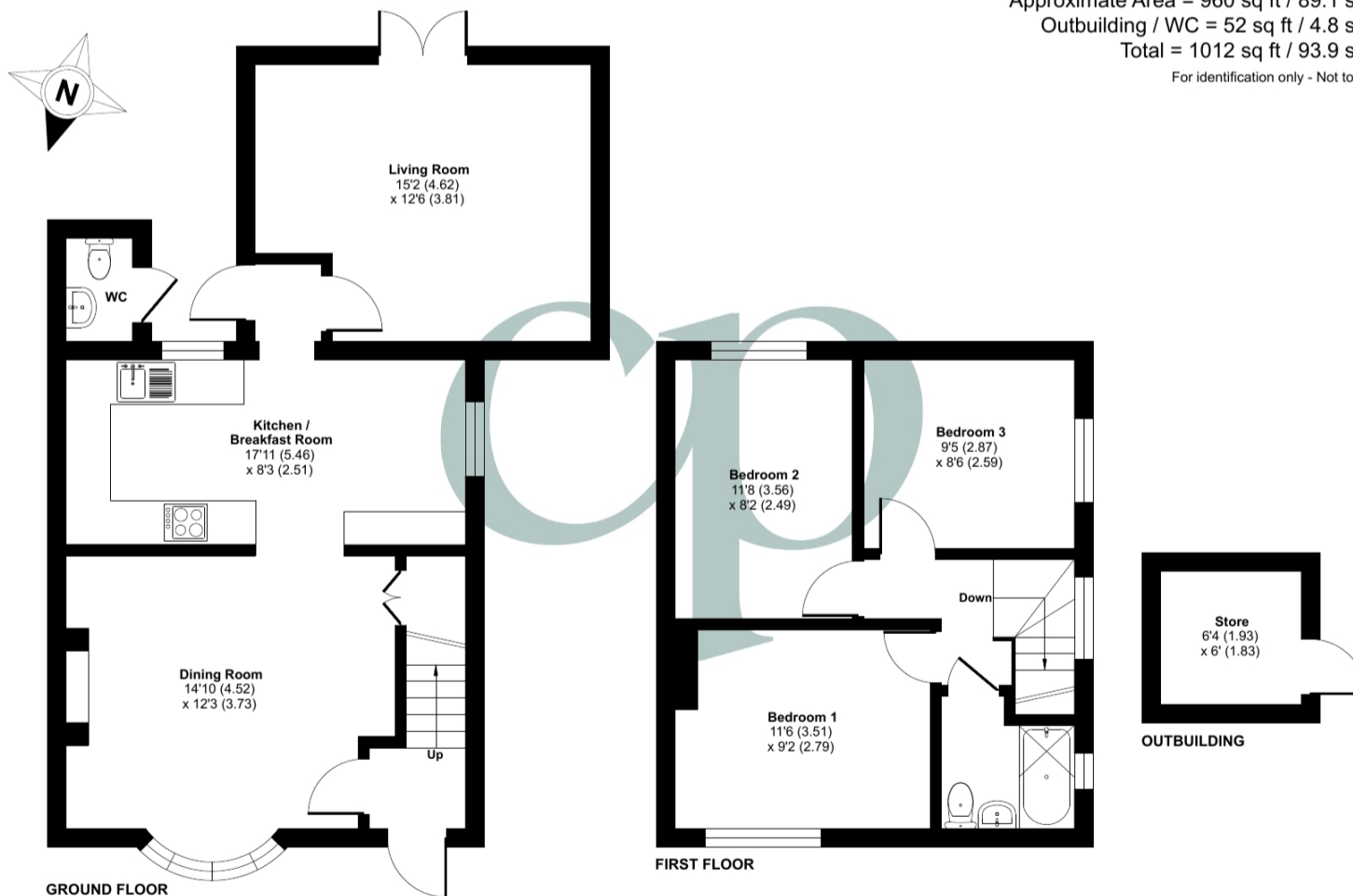




Approximate Area = 960 sq ft / 89.1 sq m  
Outbuilding / WC = 52 sq ft / 4.8 sq m  
Total = 1012 sq ft / 93.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	85
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1176494

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

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
www.country-properties.co.uk

This extended 3 bedroom semi detached home offers spacious family friendly accommodation with driveway parking and a good size southerly aspect rear garden.

- Two separate reception rooms
- Separate 17ft Kitchen/breakfast room
- First floor family bathroom
- Cul-de-sac location close to local amenities
- Good size sunny rear garden
- A short commute to the historic town of Hitchin with a variety of shops restaurants and amenities
- Arlesey station is a short drive with direct rail link to Gatwick airport and the City

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Door into:

### Dining Room

14' 10" x 12' 3" (4.52m x 3.73m) Double glazed bay window to front. Feature open fireplace with ornate surround. Wood effect flooring. Understairs storage cupboard. Radiator. Opening into:

### Kitchen/Breakfast Room

17' 11" x 8' 3" (5.46m x 2.51m) A range of wall and base units with complementary worksurfaces and high gloss brick effect tiled splashbacks. Space and plumbing for dishwasher. Inset sink with drainer and swan neck mixer tap over. Fitted eye level electric double oven. Inset electric hob with concealed extractor over. Space for fridge/freezer. Breakfast bar. Wood effect flooring. Double glazed windows to side and rear. Opening to:

### Inner Lobby

Wood effect flooring. Door into living room and further door to rear garden.

### Living Room

15' 2" x 12' 6" (4.62m x 3.81m) Double glazed french doors opening onto the decked patio area. Wood effect flooring. Radiator.



## FIRST FLOOR

### Landing

Access to loft space. Doors into all bedrooms and bathroom.

### Bedroom 1

11' 6" x 9' 2" (3.51m x 2.79m) Double glazed window to front. Radiator.

### Bedroom 2

11' 8" x 8' 2" (3.56m x 2.49m) Double glazed window to rear. Radiator. Wall mounted gas boiler.

### Bedroom 3

9' 5" x 8' 6" (2.87m x 2.59m) Double glazed window to side. Radiator.

### Bathroom

Three piece suite comprising 'p' shaped panel enclosed bath with shower over and glass side screen, low level wc and vanity wash hand basin. Chrome heated towel rail. Fully tiled walls and tiled flooring. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Hardstanding area providing off road parking for 3 cars. Paved pathway with gated access to rear garden.

### Rear Garden

Raised decked patio with wood balustrade and steps down to the lawn area with further decked patio area to the rear.

### Outbuilding

6' 4" x 6' 0" (1.93m x 1.83m) Brick outbuilding with door to wc.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

### Agents Note:

The seller informs us that there was an historic fire in the roof void and there is requirement for some remedial works to be undertaken. The seller is currently obtaining quote/s for the work. This should be considered when making an offer.

We understand from the seller that access to the property is gained from Bedford Road via a private road. We advise any buyer to check with their legal representative, their obligations in this respect prior to exchange of contracts.

