



The Hermitage, Arlesey, Bedfordshire. SG15 6XE







## 3 Bedroom Terraced House

### £340,000 Freehold

Early viewing is advised on this beautifully presented three bedroom family home, with accommodation over three floors, located on a quiet no through road within a short stroll of the mainline railway station.

Internally the accommodation comprises entrance hall, cloakroom and a refitted kitchen/dining room to the ground floor. At first floor level is a light and airy living room, two good size bedrooms and a refitted family bathroom whilst the second floor provides a large principal bedroom with fitted wardrobes and a superb four piece bathroom suite that has also recently been refitted. Externally are gardens to the front and rear, an integral garage and a driveway that provides further off road parking.

- Immaculate three storey home
- Two refitted bathrooms
- Refitted kitchen/dining room
- Three generous bedrooms
- First floor living room
- Garage and driveway
- Front and rear gardens
- A short walk from the railway station
- Must be viewed
- EPC rating C. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor with large cupboard under. Radiator. Personal door to garage. Wood effect flooring.

### **Cloakroom:**

A white suite comprising wash hand basin and low level WC. Half tiled walls. Double glazed window to front. Radiator. Wood effect flooring.

### **Kitchen/Dining Room:**

Abt. 14' 11" x 8' 4" (4.55m x 2.54m) A recently refitted kitchen/dining room comprising a comprehensive range of eye and base level units with ample work surfaces and under cupboard lighting. Single drainer composite one and a half bowl sink unit. Built-in induction hob, electric oven and extractor hood. Integrated dishwasher. Space for fridge/freezer. Plumbing for automatic washing machine. Double glazed window to rear. Double glazed sliding patio door leading to the rear garden. Contemporary vertical radiator. Wood effect flooring.

## **First Floor**

### **Landing:**

Stairs to second floor. Radiator. Carpet as fitted.

## **Living Room:**

Abt. 14' 7" x 8' 10" (4.45m x 2.69m) Twin aspect double glazed windows to rear. Two radiators. Television and telephone points. Coved ceiling. Carpet as fitted.

### **Bedroom Two:**

Abt. 10' 1" x 8' 3" (3.07m x 2.51m) Double glazed window to front. Radiator. Laminate flooring.

### **Bedroom Three:**

Abt. 8' 2" x 5' 10" (2.49m x 1.78m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bathroom:**

A recently refitted white three piece suite comprising panelled bath with mixer tap, shower over and glass screen. Vanity unit with inset wash hand basin and low level WC. Heated towel rail. Part tiled walls. Extractor fan. Inset ceiling lights. Vinyl flooring.

## **Second Floor**

### **Landing:**

Airing cupboard. Loft access. Carpet as fitted.

### **Principal Bedroom:**

Abt. 16' 3" x 11' 4" (4.95m x 3.45m) A spacious bedroom with double glazed dormer window to front. Built-in wardrobes. Large walk-in cupboard. Radiator. Television point. Carpet as fitted.



**En-suite Bathroom:**

Abt. 14' 11" x 5' 9" (4.55m x 1.75m) A recently refitted four piece suite comprising a 'Victorian' style roll top bath with mixer tap and shower attachment. Fully tiled shower cubicle with rainfall shower, wash hand basin, and low level WC. Part tiled walls. Heated towel radiator. Double glazed window to rear. Built-in storage cupboard. Extractor fan. Inset ceiling lights. Laminate flooring.

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

A good sized frontage retained by hedging. Established lawn area. Driveway for two cars leading to the garage. Path to front door.

**Rear Garden:**

Paved patio area leading to an established lawn with mature plant and shrub borders. Outside tap.

**Garage:**

Abt. 15' 7" x 8' 1" (4.75m x 2.46m) An integral garage with roller door. Power and light. Personal door to entrance hall.

**Agents Note:**

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





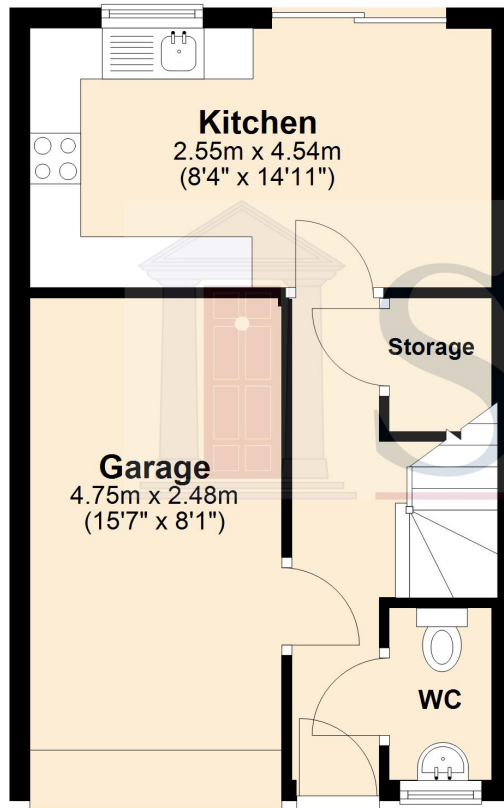


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

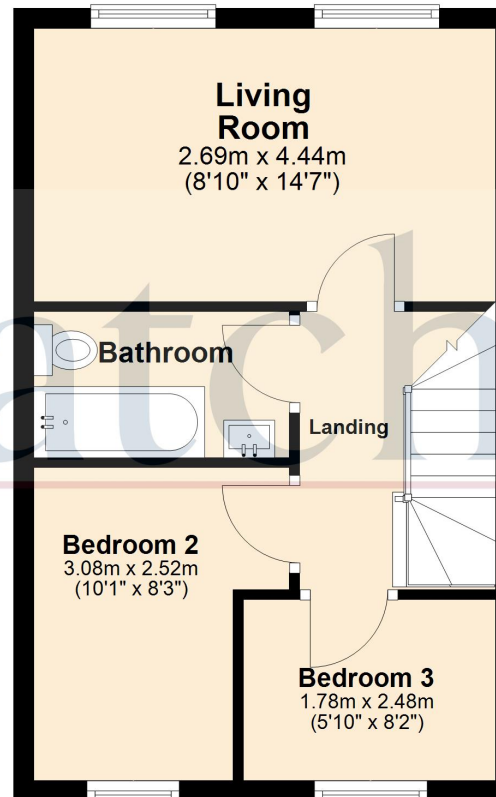




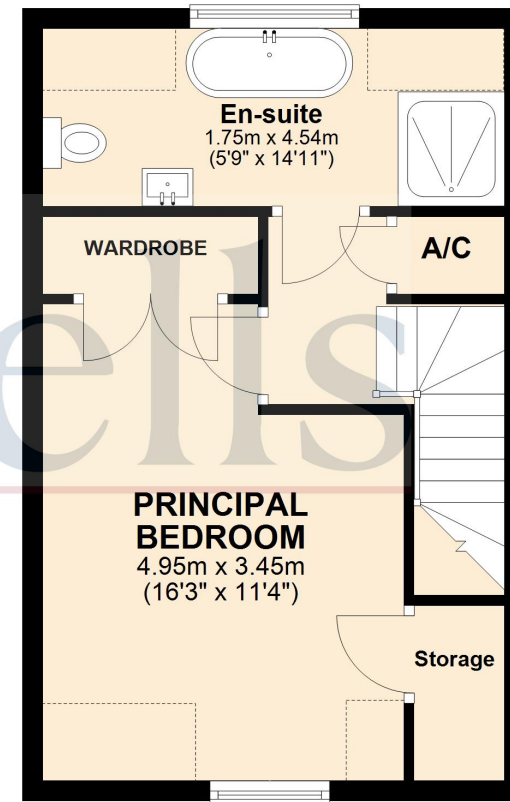
## Ground Floor



## First Floor



## Second Floor



For illustration 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.