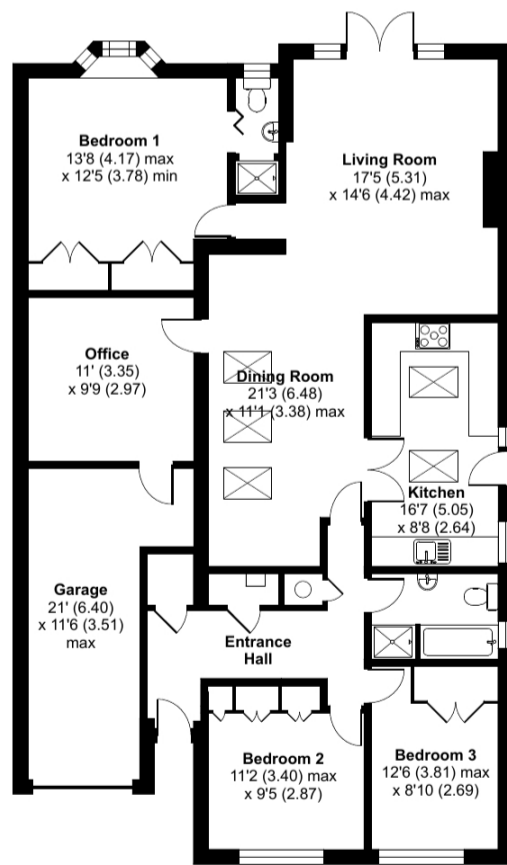




Approximate Area = 1641 sq ft / 152.4 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		81	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1032064



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

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www.country-properties.co.uk

country properties

This spacious and well presented 3 bedroom detached bungalow is situated in a quiet cul de sac location and is offered with no upward chain.

- Beautiful garden backing onto the brook
- Master bedroom with built in wardrobes and en-suite
- Stylish fully integrated re-fitted kitchen
- Garage accessible from the study has power and light
- Offered with no upward chain
- Viewing is essential to fully appreciate the space and versatility on offer

Ground Floor

Entrance Hall

Large pantry cupboard with shelving. Radiator. Skylight with Velux window. Large storage cupboard with floor standing gas boiler. Airing cupboard housing hot water tank and shelving. Loft access. Doors in to bedroom 2, bedroom 3 and bathroom.

Living Room

5.31m x 4.42m (max) (17' 5" x 14' 6")
Gas inset stove. Double doors on to rear garden with full height windows. Radiator enclosed with decorative cover. Fitted shelving units and cupboards to chimney recess.

Dining Room

6.48m x 3.38m (21' 3" x 11' 1")
Radiator enclosed with decorative cover. Skylights with Velux windows. Open plan to lounge. Doors in to kitchen/breakfast room and study.

Kitchen/breakfast room

5.05m x 2.64m (16' 7" x 8' 8")
A range of wall and base units with granite work surfaces over and upstands. Ceramic 1.5 sink and draining unit with swan neck mixer tap over. Built in, eye-level NEFF oven and combination oven. Integrated dishwasher and fridge freezer. NEFF 5 ring gas hob with granite splashback and stainless steel extractor hood over. Integrated washing machine. Radiator. Two windows to side and door to side giving access to front and rear. Two skylights with Velux windows.

Office

3.35m x 2.97m (11' 0" x 9' 9")
Atrium roof. Radiator. Built in shelving. Door in to garage.

Bedroom 1

4.17m x 3.78m (13' 8" x 12' 5")
Double-glazed bow window to rear. Radiator. Built in wardrobes. Bi-fold door to en-suite.



En-suite

Enclosed shower cubicle, wash hand basin and low-level WC. Fully tiled walls. Tiled flooring. Obscured double-glazed window to rear.

Bedroom 2

3.40m x 2.87m (11' 2" x 9' 5")
Double-glazed window to front. Radiator. Built in wardrobes.

Bedroom 3

3.81m x 2.69m (12' 6" x 8' 10")
Double-glazed window to front. Radiator. Walk-in wardrobe.

Bathroom

Four piece suite comprising panel enclosed bath, low-level WC, vanity wash hand basin and double shower cubicle. Tiled splashbacks. Karndean flooring. Obscured double-glazed window to side. Extractor fan. Shaver point. Radiator.

Outside

Front garden

Paved driveway provides off road parking. Laid to lawn with flower and shrub borders.

Garage

6.40m x 3.51m (max) (21' 0" x 11' 6")
Up and over door. Power and light.

Rear garden

Laid mainly to lawn with patio area. Timber shed to remain. Steps down to brook. Two service lights. Gated access to front.

