



Viewing by appointment only

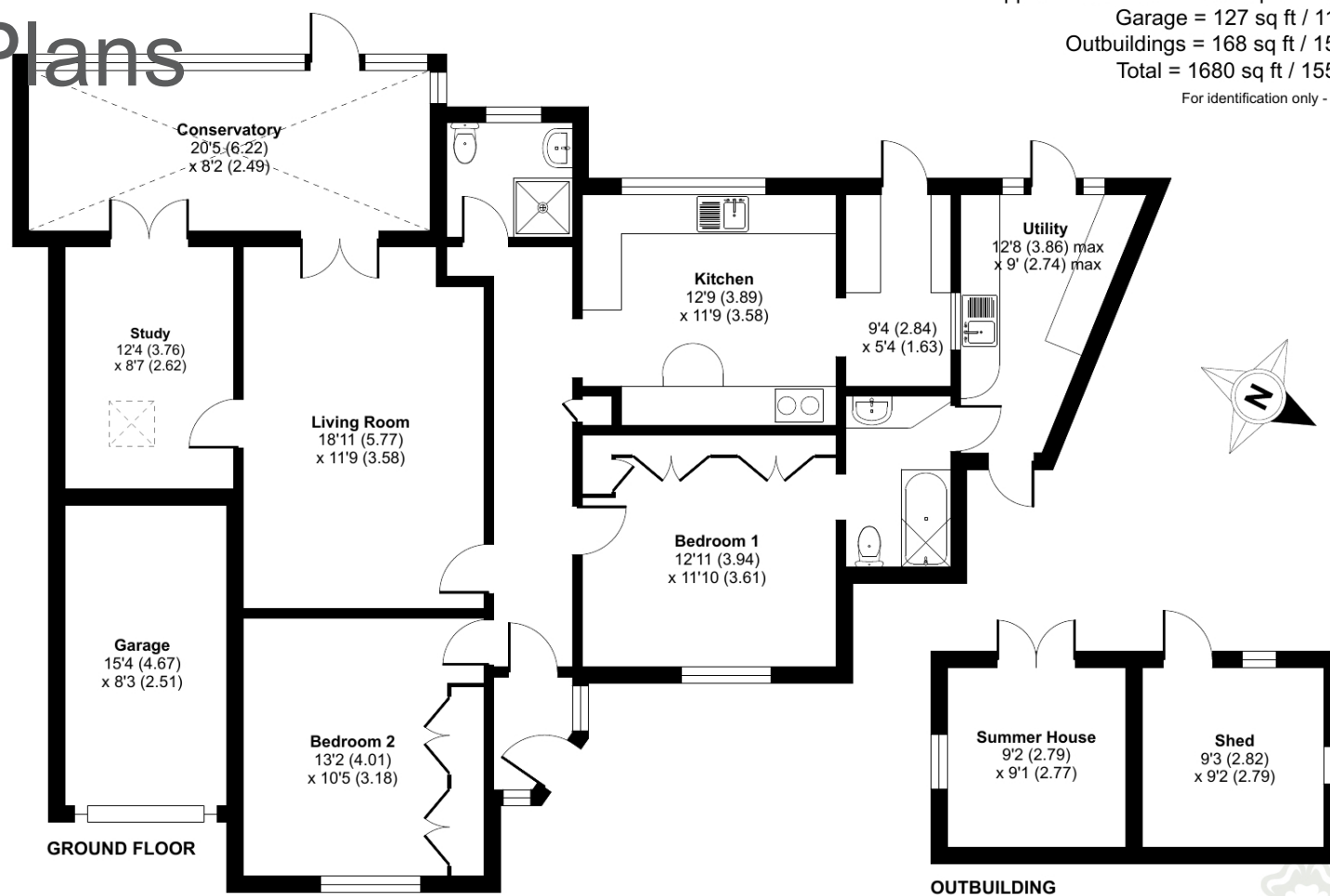
Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

This 2/3 bedroom detached bungalow with a versatile layout is offered in excellent condition and boasts a beautifully landscaped westerly facing garden with useful timber outbuildings with power and light.

- Viewing is recommended to fully appreciate the spacious accommodation on offer
- No upward chain
- Paved driveway and garage with power and light
- 20ft conservatory with doors on to rear garden
- Master bedroom with fitted bedroom furniture and en-suite bathroom
- New boiler installed 2022



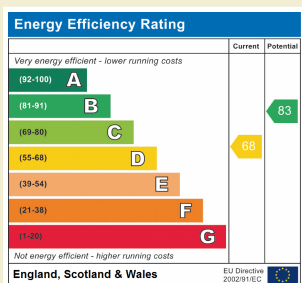
Floor Plans



Approximate Area = 1385 sq ft / 128.6 sq m
 Garage = 127 sq ft / 11.7 sq m
 Outbuildings = 168 sq ft / 15.6 sq m
 Total = 1680 sq ft / 155.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1029926



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.



GROUND FLOOR

Entrance Porch

Obscured windows to front and side. Ceramic tiled flooring. Multi-paned door in to entrance hall.

Entrance Hall

Tiled flooring. Radiator. Loft access. Doors in to bedroom 1, Bedroom 2, Kitchen/breakfast room, living room and shower room. Storage cupboard.

Living Room

5.77m x 5.38m (18' 11" x 17' 8") Multi-paned, internal bi-fold doors in to conservatory. Radiator. Multi-paned door in to study/bedroom 3. Roof lights. Overhead storage. Double-glazed window to rear and door in to conservatory.

Kitchen/Diner

3.89m x 3.58m (12' 9" x 11' 9") A range of all and base units with roll-edged worksurfaces over. Tiled splashbacks. Ceramic double sink unit with swan neck mixer tap over and drainer. AGA with tiled splashbacks and lighting. Built in breakfast bar. Tiled flooring.

Double-glazed window to front. Integrated dishwasher. Archway through to utility area.

Utility area

2.84m x 1.63m (9' 4" x 5' 4") Base units with roll-edged worksurfaces over. Space for fridge and freezer. ceramic tiled flooring. Radiator. Door to rear garden.

Conservatory

6.22m x 2.49m (20' 5" x 8' 2") UPVC double glazed. Glass roof. Ceramic tiled flooring. Two radiators. Double doors on to rear garden. Fitted blinds.



Bedroom 1

3.94m x 3.61m (12' 11" x 11' 10")

Double-glazed window to front.

Radiator. Built in bedroom furniture including wardrobes, drawer units and overhead storage. Door in to en-suite.

En-suite

Suite comprised of panel enclosed bath with shower overhead and folding glass side screen, low-level WC and vanity wash hand basin.

Heated towel rail. Tiled flooring.

Double-glazed window to front. Door to utility room.



Utility Room

3.86m (max) x 2.74m (max) (12' 8" x 9' 0")

Range of wall and base units with inset ceramic 1.5 sink and drainer unit with swan neck mixer tap over.

Tiled splashbacks. Space and plumbing for washing machine.

Space for high fridge. Tiled flooring.

Double-glazed door on to rear garden. Double-glazed window to rear.

Extractor fan. Space for tumble dryer. Door to front gives access to bin storage with gated access through to front and water tap.

Bedroom 2

4.01m x 3.18m (13' 2" x 10' 5")

Double-glazed bow window to front. Radiator. Built in bedroom furniture including wardrobes, drawer units and overhead storage.

OUTSIDE

Front Garden

Paved to provide off road parking. Laid to artificial turf with well stocked mature flower and shrub borders. Retaining brick wall.

Rear garden

Large paved patio area. Laid mainly to lawn with raised, well stocked flower and shrub borders enclosed by sleepers. Steps up to further patio area with timber summer house with power and light so could be used to work from home. Raised vegetable patch. Gated access to front. Water tap. Fruit trees including apple, pear and plum.

Garage

Up and over door. Power and light.

