



Chase Hill Road, Arlesey, Bedfordshire. SG15 6UF

| Satchells





## 5 Bedroom Detached House

### Guide Price £575,000 Freehold

Located in the sought-after Church End area of Arlesey, this impressive five-bedroom detached property occupies a desirable corner plot within a peaceful cul-de-sac. The home offers generous living space throughout the accommodation, ideal for modern family living. Additional benefits include a garage en-bloc and off-road parking for three to four vehicles. Conveniently situated within a short walk of Arlesey mainline train station, the property provides excellent transport links while enjoying a quiet residential setting.

- Five bedrooms detached house
- Two reception rooms
- Home office
- Walking distance of Arlesey Station
- Ensuite to principal bedroom
- Low maintenance rear garden
- Garage and Driveway Parking for Three Cars
- Popular village location
- Solar Panels
- EPC rating B. Council tax band E



**Ground Floor**  
**Entrance Hall:**

Double glazed front door, double glazed window to front aspect, radiator, understairs storage cupboard.

**Cloakroom:**

Fitted with a low-level WC, wash hand basin, radiator. Tiled floor.

**Lounge:**

Abt. 16' 0" x 18' 0" (4.88m x 5.49m) Spacious lounge with double glazed French doors to rear, radiator, TV point. Spotlights. Laminate flooring.

**Conservatory:**

Abt. 7' 10" x 19' 10" (2.39m x 6.05m) Conservatory with double glazed French doors opening to the rear garden. Electric radiator. Power and light. Vinyl flooring.

**Play Room/Family Room:**

Abt. 17' 7" x 11' 4" (5.36m x 3.45m) Double glazed bay window to front, radiator, electric fire, TV point, double glazed doors to; conservatory. Carpet as fitted.

**Kitchen/Breakfast Room:**

Abt. 16' 0" x 18' 0" (4.88m x 5.49m) Refitted with a range of eye and base level cupboard and drawer units with surrounding granite work surfaces and expansive breakfast bar, stainless steel sink with mixer taps, tiled surrounds, tiled floor, fitted appliances to include a double oven, electric hob with extractor above, dishwasher, washing machine and space for a large fridge/freezer., radiator cupboard housing a replacement gas boiler. double doors to into the lounge, double glazed windows to front & side.

**Study:**

Abt. 11' 4" x 8' 0" (3.45m x 2.44m) Double glazed window to side, radiator. Carpet as fitted.

**First Floor**

**Bedroom One:**

Abt. 13' 5" x 9' 1" (4.09m x 2.77m) Double glazed window to front and side aspect, radiator Carpet as fitted.

**Ensuite:**

Fitted with a suite comprising walk in shower cubicle, extractor fan, low level WC, wash hand basin, double glazed windows to rear aspect. Fully tiled.

**Bedroom Two:**

Abt. 10' 6" x 11' 0" (3.20m x 3.35m) Double glazed window to rear aspect, radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 11' 8" x 6' 9" (3.56m x 2.06m) Double glazed window to rear aspect, radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 7' 8" x 9' 8" (2.34m x 2.95m) Double glazed window to front aspect, radiator. Carpet as fitted.

**Bedroom Five:**

Abt. 8' 10" x 8' 8" (2.69m x 2.64m) Double glazed window to rear aspect, radiator. Carpet as fitted.

**Bathroom:**

Fitted with a suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin with mixer taps, low level WC, fully tiled walls, heated towel rail, recessed lighting, extractor. Carpet as fitted.

**Outside**

**Front Garden:**

An attractive frontage with a variety of shrubs, block paved driveway for two or three cars.

**Rear Garden:**

An attractive low maintenance garden with artificial lawn area and steps to a paved area. Access to garage. Gated side access. Outside tap. Outside light.

**Garage:**

At the side/rear of the property is a single garage en-bloc with electric roller door.



### Additional Information

#### Agents Note:

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

#### Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

### Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains Supply

Electric: Mains Supply

Drainage: Mains Supply

Flood risk: Low

Mobile/Phone: Good

Tenure: Freehold

Council Tax Band: E

Council tax payable: TBC

For further material information please contact the office marketing this property.





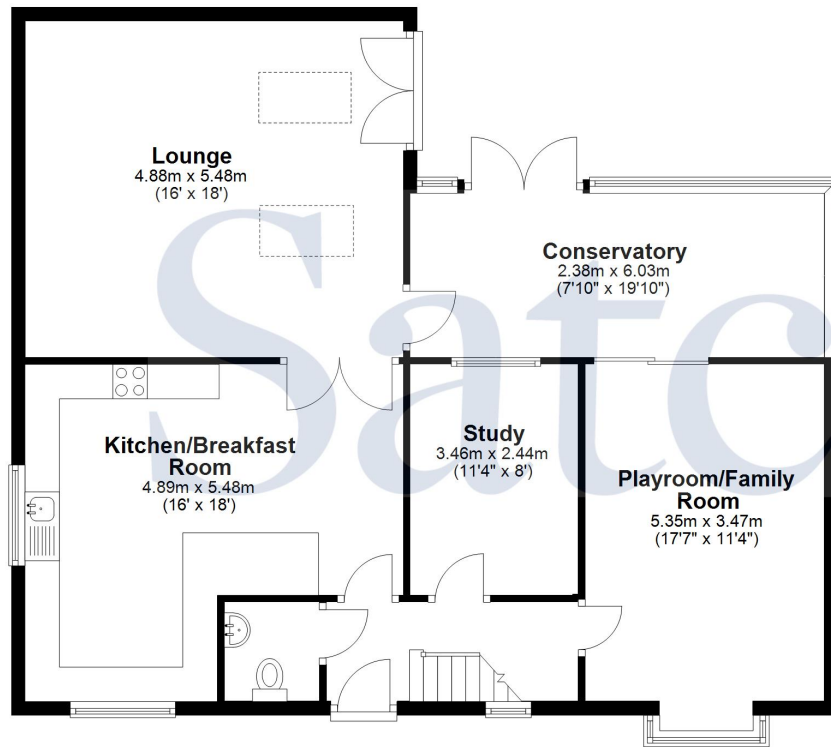


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

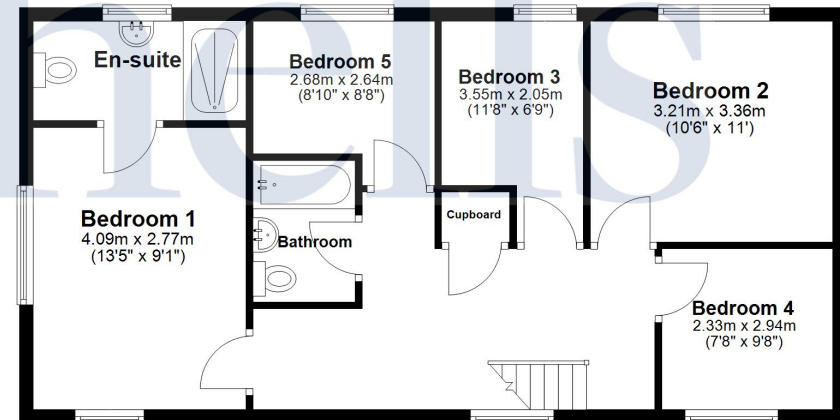
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## Ground Floor



## First 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.