



Church Lane

Arlesey,
Bedfordshire, SG15 6UN
£400,000

country
properties

This 3 Bedroom semi detached home offers spacious accommodation, with a private driveway providing ample off road parking and is Situated in the popular 'Church End' Arlesey within walking distance to the mainline train Station which has excellent commuter links to London St Pancras (38 minutes).

- Re-fitted Wren Kitchen in 2023
- New Fuse Board in 2023
- Short onward chain in place
- 17ft living room with a feature fireplace
- Re-wired throughout in 2024
- Paved driveway provides off road parking for 2-3 cars

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect vinyl flooring. Stairs rising to first floor. Small cupboard housing a smart meter reader.

Kitchen

10' 6" x 10' 2" (3.20m x 3.10m) Re-fitted kitchen with a range of wall and base units with work surfaces over. Inset one and half bowl sink and drainer with swan neck mixer tap over. Tiled splashbacks. Integrated oven and induction hob with extractor fan over. Space for fridge/freezer and washing machine. LED plinth lighting. Combination boiler. Double glazed window to side and rear. Radiator. Wood effect vinyl flooring. Understairs storage cupboard.

Living Room

17' 0" x 10' 2" (5.18m x 3.10m) Double glazed window to front. Fitted carpet. Feature open fireplace with wood and coal burner. Arch onto the dining room.

Dining Room

16' 0" x 9' 1" (4.88m x 2.77m) Double glazed French doors into rear garden and double glazed window to side. Door into kitchen. Double glazed side door to driveway. Radiator.



Bathroom

Fully tiled bathroom comprising vanity wash hand basin and WC unit. Bath tub with shower over. Heated towel rail. Double glazed window to front.

FIRST FLOOR

Landing

Double glazed window to rear. Radiator. Access to boarded and fully insulated loft with light. Doors into all bedrooms.

Bedroom One

13' 5" x 10' 1" (4.09m x 3.07m) Double bedroom with double glazed window to rear. Radiator. Separate dressing area with double glazed window to front, potential to be converted into an en-suite. Radiator.

Bedroom Two

10' 1" x 8' 10" (3.07m x 2.69m) Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Three

7' 11" x 7' 4" (2.41m x 2.24m) Double glazed window to rear. Radiator.

OUTSIDE

Front Garden and Driveway

Lawn area with mature tree and shrubs to both sides of the driveway. Paved driveway with off road parking space for multiple cars. External water tap. Gated access to rear garden. Side access into the property. Access to the garage.

Rear Garden

Enclosed by brick wall and timber fencing. Patio area. Lawn area with flower beds and shrubs borders. Greenhouse to remain. Shingled area to the rear with timber garden shed to remain.

Garage

21' 2" x 8' 5" (6.45m x 2.57m) Single garage with up and over door. Power and light.



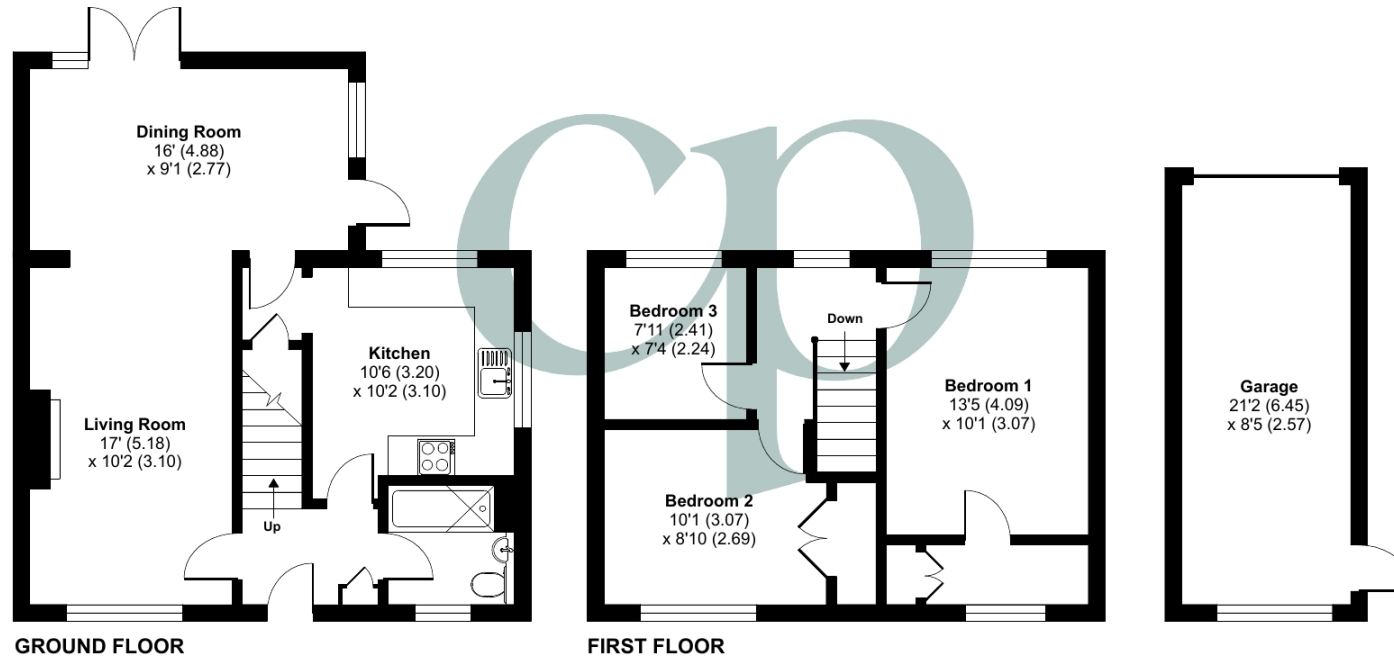


Approximate Area = 988 sq ft / 91.8 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1168 sq ft / 108.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF:1229902

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Viewing by appointment only

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