



St Johns Road, Arlesey, Bedfordshire. SG15 6ST

| Satchells



## 4 Bedroom Terraced House Guide Price £375,000 Freehold

\* £2000 PAID TOWARDS LEGAL FEES \*Situated in a quiet cul-de-sac close to the heart of Arlesey is this four bedroom terraced family home offering spacious living across three floors. Further benefits include garage and parking and is offered for sale with no onward chain.

The generous accommodation comprises entrance hall, upgraded kitchen/dining room, living room and cloakroom to the ground floor. Whilst to the first floor a three bedrooms and family bathroom with the second floor offering a sizeable principal suite with en-suite shower room. Externally the property offers a low maintenance rear garden with patio area and single garage with parking. For more information and your appointment to view then call Satchells Stotfold today.

- Four bedroom family home
- Upgraded kitchen/dining room
- Spacious living room
- Cloakroom
- Principal bedroom with en-suite
- Family bathroom
- Quiet cul-de-sac location
- Low maintenance rear garden
- Single garage with parking
- Chain free
- EPC rating C. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Telephone point. Coved ceiling. Laminate flooring.

### **Cloakroom:**

A white suite comprising a vanity unit with inset wash hand basin and low level WC. Part tiled walls. Radiator. Double glazed window to front. Tiled flooring.

### **Living Room:**

Abt. 16' 1" x 11' 5" (4.90m x 3.48m) Double glazed French doors to rear garden. Double glazed window to rear. Television point. Radiator. Coved ceiling. Laminate flooring.

### **Kitchen/Breakfast Room:**

Abt. 14' 4" x 8' 10" (4.37m x 2.69m) A refitted kitchen/breakfast room comprising a good range of eye and base level units with ample roll edge work surfaces. Single drainer sink unit. Space for a range cooker with extractor hood over. Plumbing for automatic washing machine and dishwasher. Part tiled walls. Double glazed window to front. Radiator. Inset ceiling lights. Tiled flooring.

## **First Floor**

### **First Floor Landing:**

Stairs to second floor. Airing cupboard. Carpet as fitted.

### **Bedroom Two:**

Abt. 14' 6" x 9' 0" (4.42m x 2.74m) Double glazed window to rear. Television point. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 11' 5" x 9' 0" (3.48m x 2.74m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Four:**

Abt. 9' 7" x 6' 8" (2.92m x 2.03m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bathroom:**

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to front. Extractor fan. Vinyl flooring.

## **Second Floor**

### **Second Floor Landing:**

Carpet as fitted

### **Bedroom One:**

Abt. 19' 0" x 12' 5" (5.79m x 3.78m) Double glazed dormer window to front. Eaves storage cupboards. Radiator. Loft access. Inset ceiling lights. Carpet as fitted.

### **Ensuite:**

A white suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to rear. Extractor fan. Tiled flooring.

### **Outside**

### **Front Garden:**

Path to front door. Decorative stone. Outside tap. Extractor fan. External electric socket.

### **Rear Garden:**

Paved patio area. Artificial lawn. Plant borders. Gated rear access. Outside tap. External electric point.

### **Garage:**

A brick built single garage with up and over door and pitched roof. There is further parking in the front of the garage.

### **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 check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

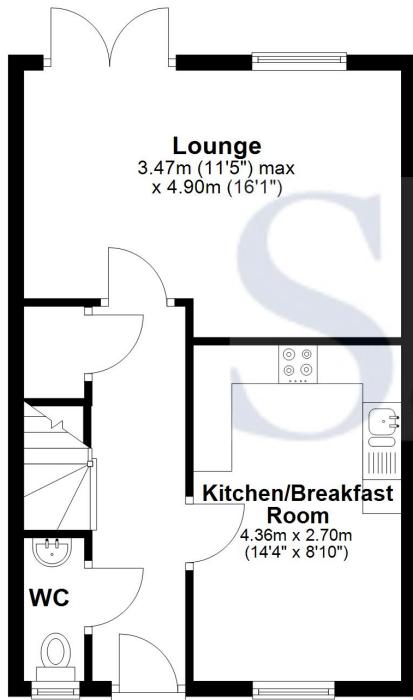




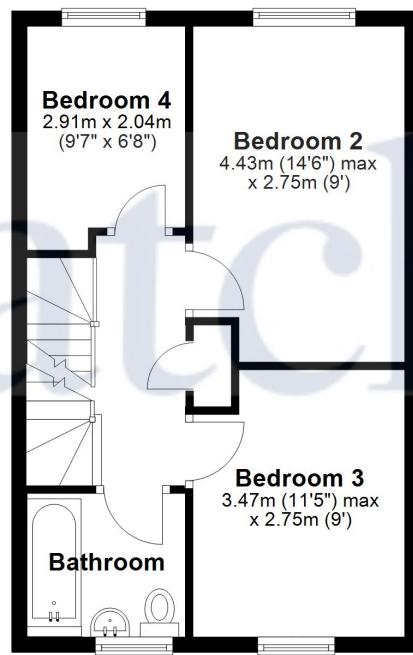
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



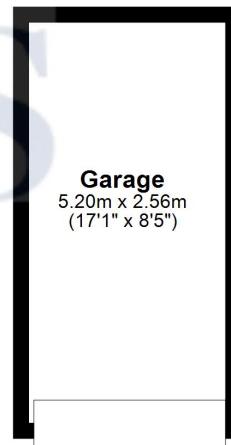
### First Floor



### Second Floor



### Garage



For illustrative 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.

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