



# Chase Close

Arlesey,  
Bedfordshire, SG15 6UU  
£330,000

country  
properties

OPEN DAY SATURDAY 12TH JULY – BY APPOINTMENT ONLY! In need of modernization! New to the market is this three-bedroom home, offering off-street parking, a generous rear garden, and plenty of potential to create your dream home. Located in the heart of Church End, Arlesey, this property is just a short walk from Arlesey mainline station and close to local amenities, making it ideal for commuters and families alike. Whether you're a first-time buyer, investor, or looking for your next project, this home presents a fantastic opportunity in a sought-after location.

- OPEN DAY SATURDAY 12TH JULY – BY APPOINTMENT ONLY
- Sought-after location within walking distance to Arlesey mainline station with direct links to London St Pancras in under 40 minutes
- In need of modernisation / refurbishment
- Off street parking & garage
- Potential to extend/ adapt subject to necessary building consents

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Large double glazed window to front aspect. Fitted carpet. Door into Living Room.

#### Living Room

13' 8" x 12' 11" (4.17m x 3.93m) Window to front aspect. Fitted carpet. Feature open brick fireplace. Radiator. Stairs rising to first floor with understairs storage cupboard. Sliding door to Kitchen / Dining Room.

#### Kitchen / Breakfast Room

16' 6" (max) x 13' 8" (max) (5.03m max x 4.17m max) A range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit with hot and cold tap over. Breakfast bar with wood paneling. Space for appliances. Tiled flooring. Radiator. Bi-fold glazed doors into Family / Dining Room. Window to side aspect. Glazed door and internal window to side into a lobby.

#### Family / Dining Room

10' 4" x 8' 4" (3.15m x 2.55m) Radiator. Sliding glazed door onto Conservatory.

#### Conservatory

14' 5" x 8' 3" (4.40m x 2.52m) UPVc and fully glazed conservatory. Glazed door onto rear garden.

#### Lobby

Door to Cloakroom and glazed door with internal side window onto Conservatory.



## Cloakroom

Wash hand basin with tiled splashback and low level WC. Radiator. Window to front aspect.

## FIRST FLOOR

### Landing

Over stairs storage cupboard. Doors to all bedrooms and bathroom.

### Bedroom One

13' 7" x 9' 10" (4.15m x 2.99m) Double glazed window to front aspect. Built in wardrobes and dressing table. Radiator.

### Bedroom Two

10' 2" x 8' 5" (3.10m x 2.56m) Double glazed window to rear aspect. Radiator.

### Bedroom Three

10' 1" x 5' 1" (3.07m x 1.56m) Double glazed window to rear aspect. Built in storage cupboard. Radiator.

## Bathroom

Part tiled bathroom comprising wash hand basin, low level WC and panel enclosed bath tub. Tiled effect vinyl flooring. Heated towel rail. Obscure window to side aspect.

## OUTSIDE

### Front Garden and Driveway

Mainly laid to lawn, with flower and shrubs border and established tree. Paved path to front door. Driveway with off road parking space for one car. Garage to side.

### Rear Garden

Rear garden enclosed by timber fencing. Variety of established trees. Personnel door to garage.

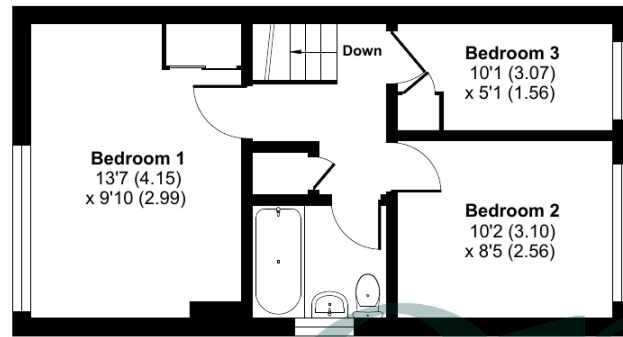
### Garage

21' 3" x 10' 1" (6.47m x 3.08m) Garage with up and over door.

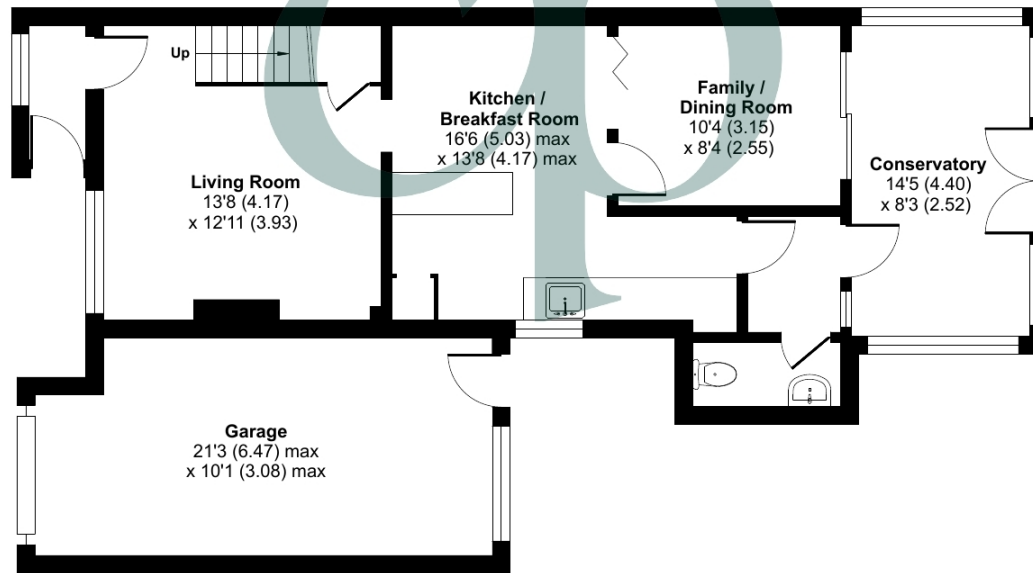
### Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)





**FIRST FLOOR**



**GROUND FLOOR**

Approximate Area = 1013 sq ft / 94.1 sq m  
Garage = 206 sq ft / 19.1 sq m  
Total = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	80
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	59
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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: 1317713

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## Viewing by appointment only

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