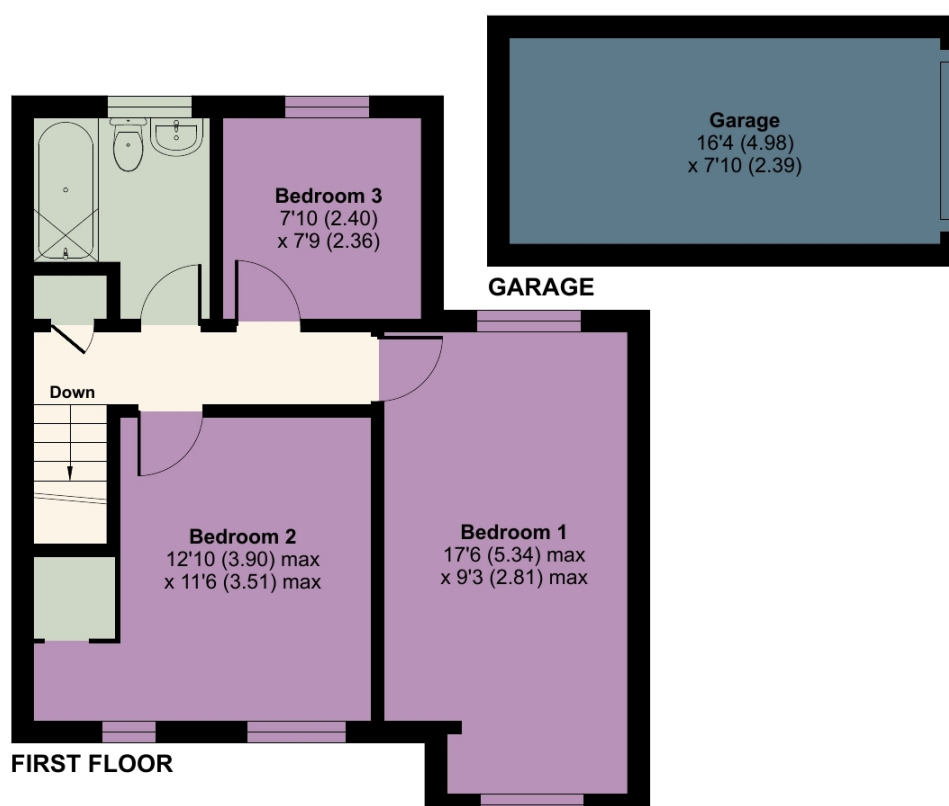
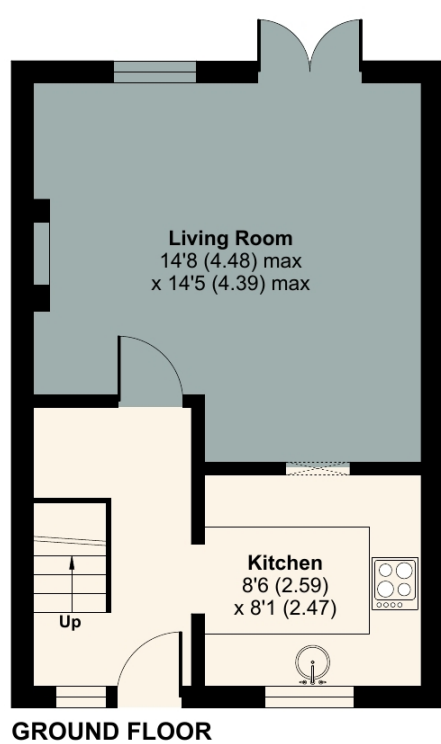




Approximate Area = 808 sq ft / 75 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 936 sq ft / 86.8 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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). © nchecom 2025. Produced for Country Properties. REF: 1357349



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

Viewing by appointment only

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properties

This well-proportioned three-bedroom property offers the perfect opportunity to create your ideal home. Inside, you'll find two double bedrooms and a single bedroom, a functional kitchen and lounge/diner. Externally, the property benefits from a low-maintenance rear garden with access to a single garage and off-road parking space.

- Single garage & allocated off road parking
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Priced to sell – Motivated seller
- New flooring in the lounge diner
- Paddock views from the rear
- Local shops and Cafe within walking distance
- Fully double glazed

INTERNAL

GROUND FLOOR

Entrance Hall

Window to front aspect. Wood effect vinyl flooring. Radiator. Carpeted stairs rising to first floor. Doorway into Kitchen and doors to Living Room. Understairs space with power points currently used for appliances.

Kitchen

8' 6" x 8' 1" (2.59m x 2.47m) A range of wall and base units with worksurfaces over. Inset stainless steel sink with mixer tap over. Tiled splashbacks. Hotpoint oven with grill and gas hob with extractor fan over. Space for fridge/freezer, washing machine and slimline dishwasher. Original serving hatch through to living room currently boarded off. Wood effect vinyl flooring. Wall mounted boiler. Window to front aspect.

Living Room

14' 8" (max) x 14' 5" (max) (4.48m max x 4.39m max) Window to rear aspect and French patio doors onto rear garden. Wood effect vinyl flooring. Feature brick fireplace with gas fire. Radiator.



FIRST FLOOR

Landing

Storage cupboard. Doors to all bedrooms and bathroom. Loft hatch.

Bedroom One

17' 6" (max) x 9' 3" (max) (5.34m max x 2.81m max) Master bedroom with dual aspect windows to front and rear. Fitted carpet. Radiator.

Bedroom Two

12' 10" (max) x 11' 6" (max) (3.90m max x 3.51m max) One double window and one single window to front aspect. Fitted carpet. Radiator. Open front storage cupboard.

Bedroom Three

Window to rear aspect. Fitted carpet. Radiator.

Bathroom

Suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over, fully tiled splashback wall and shower screen to side. Tiled flooring. Chrome heated towel rail. Part tiled walls. Obscure window to rear aspect.

OUTSIDE

Front Garden

Enclosed by three bar fencing and picket gate. Grassed lawn area and shrubs. Paved path leading to front door.

Rear Garden

Timber fence enclosed paved rear garden with flower and shrubs borders. Side gated access to garage and parking.

Garage

Single garage with up and over doors. Off road parking space in front of the garage.

