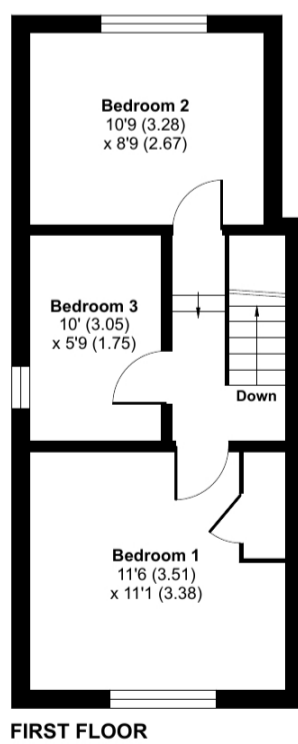
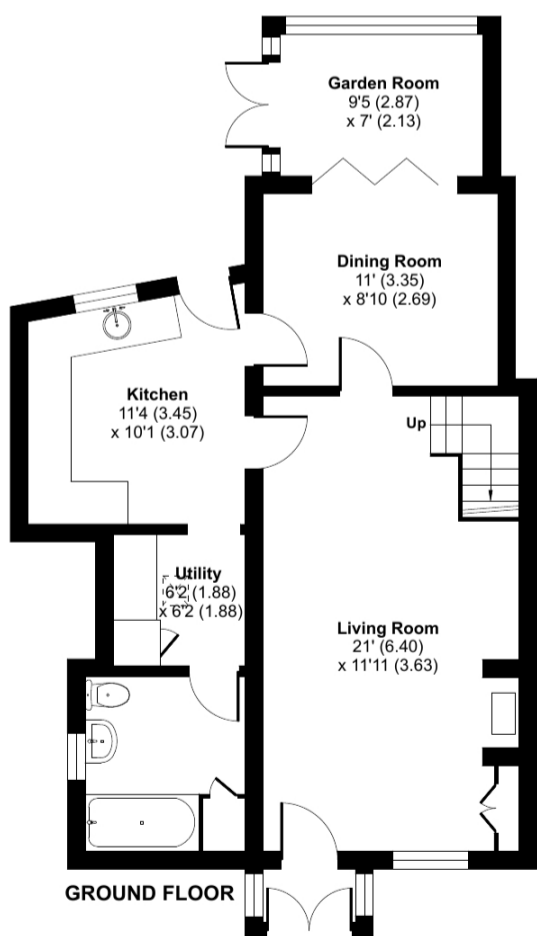




Approximate Area = 1041 sq ft / 96.7 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1084350

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

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
www.country-properties.co.uk



This extended and beautifully presented 3 bedroom semi detached character cottage offers over 1,040 sqft of accommodation, with a private enclosed rear garden. Located in an enviable position within the conservation area close to the heart of this highly sought after village. \*\* complete upper chain in place \*\*

- A credit to the owner - just move straight in!
- Spacious 21ft living room with feature fireplace and log burning stove
- Garden room with insulated roof - perfect for those working from home
- Private enclosed west facing rear garden with gated access to front
- Occupying a central location within this popular village, a short stroll from village pubs, butchers, convenience store and highly regarded local schooling
- A short drive to Arlesey station with fast train providing links to London in circa 38 mins

#### Living Room

21' 0" x 11' 11" (6.40m x 3.63m) Feature brick fireplace with brick hearth and wood burning stove inset. Double glazed window to front. Ceiling beam. Wall lights. Radiator. Stairs rising to first floor accommodation. Doors into kitchen and dining room.

#### Dining Room

11' 0" x 8' 10" (3.35m x 2.69m) Wood effect flooring. Radiator. Door into kitchen. Double glazed bi-folding doors opening into:

#### Garden Room

9' 5" x 7' 0" (2.87m x 2.13m) Double glazed construction with insulated roof, double glazed windows and French doors opening onto the rear garden.



### GROUND FLOOR

#### Entrance Porch

Double doors to front and windows to both sides. Multi pane double glazed door opening into:

#### Kitchen

11' 4" x 10' 1" (3.45m x 3.07m) A range of wall and base units with wood worksurfaces and complementary tiled splashbacks. Inset sink unit with drainer and mixer tap over. Fitted oven and gas hob with stainless steel extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Ceramic tiled flooring. Radiator. Double glazed window and door to rear garden. Opening to:

#### Utility Room

6' 2" x 6' 2" (1.88m x 1.88m) Base and wall cupboards with plumbing and space for washing machine. Storage cupboard. Ceramic tiled flooring Velux window. Radiator. Latch door into:

#### Bathroom

Suite comprising panel enclosed bath with shower over, wash hand basin and low level wc. Heated towel rail. Partially tiled walls and tiled wood effect flooring. Cupboard housing gas boiler. Obscure double glazed window to side

### FIRST FLOOR

#### Landing

Doors into all bedrooms.

#### Bedroom 1

11' 6" x 11' 1" (3.51m x 3.38m) Double glazed window to front. Storage cupboard. Radiator.

#### Bedroom 2

10' 9" x 8' 9" (3.28m x 2.67m) Double glazed window to rear. Radiator.

#### Bedroom 3

10' 0" x 5' 9" (3.05m x 1.75m) Double glazed window to side. Radiator.

### OUTSIDE

#### Front Garden

Paved garden enclosed with brick wall with gated access to front door. Further footpath to the side providing gated access, with key pad entry, opening into the rear garden.

#### Rear Garden

Laid to lawn with paved patio area plus further paved patio area to the side. External light. Brick BBQ. Tree house with log store under. Wooden shed to remain. Footpath to side with gated access to the front.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

