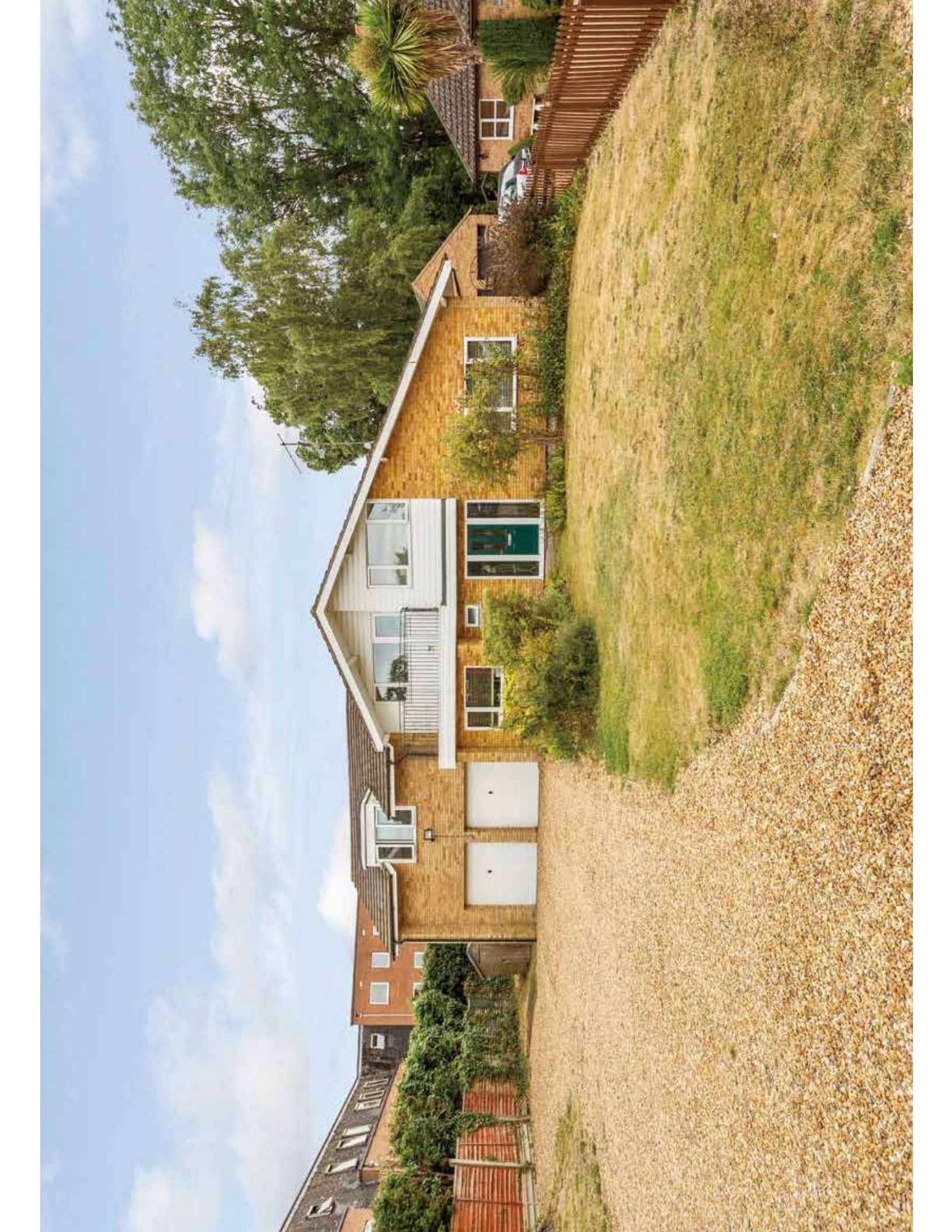




12 Church End
Bedfordshire | SG15 6UY

| FINE & COUNTRY

12 CHURCH END







Step inside

This truly individual five bedroom detached property, is situated in the town and civil parish of Arlesey. Accessed via a quiet cul-de-sac, which leads to the impressive gravelled driveway, you are greeted by a well presented family home, which has been extended and impressively improved by the current owners. A spacious hallway welcomes you into the house, and leads through to the downstairs accommodation, as well as the staircase to the first floor. A commodious 'L-shaped' reception space, is perfect to be used as both sitting and dining rooms, offering a stunning vaulted ceiling, feature fireplace, stained glass window, and French doors leading out to the garden, and is conveniently situated, spanning across the back and right-hand side of the house. Other notable features on the ground floor include a fitted kitchen with ample storage and work surfaces, an advantageous utility, and a downstairs WC. Furthermore, the first floor includes three well-proportioned bedrooms, which have fitted wardrobes, in addition to the master suite which is complete with a dressing room, and en-suite with double width shower, as well as the fifth bedroom/ study which has a lovely balcony, overlooking the front garden. A three piece family bathroom concludes the internal accommodation space.







Seller Insight

“ We bought this house almost 30 years ago,” says the vendor of 12 Church End, “and have loved it ever since. It has been a wonderful home in which to bring up our children, with plenty of room for welcoming family and friends, too.”

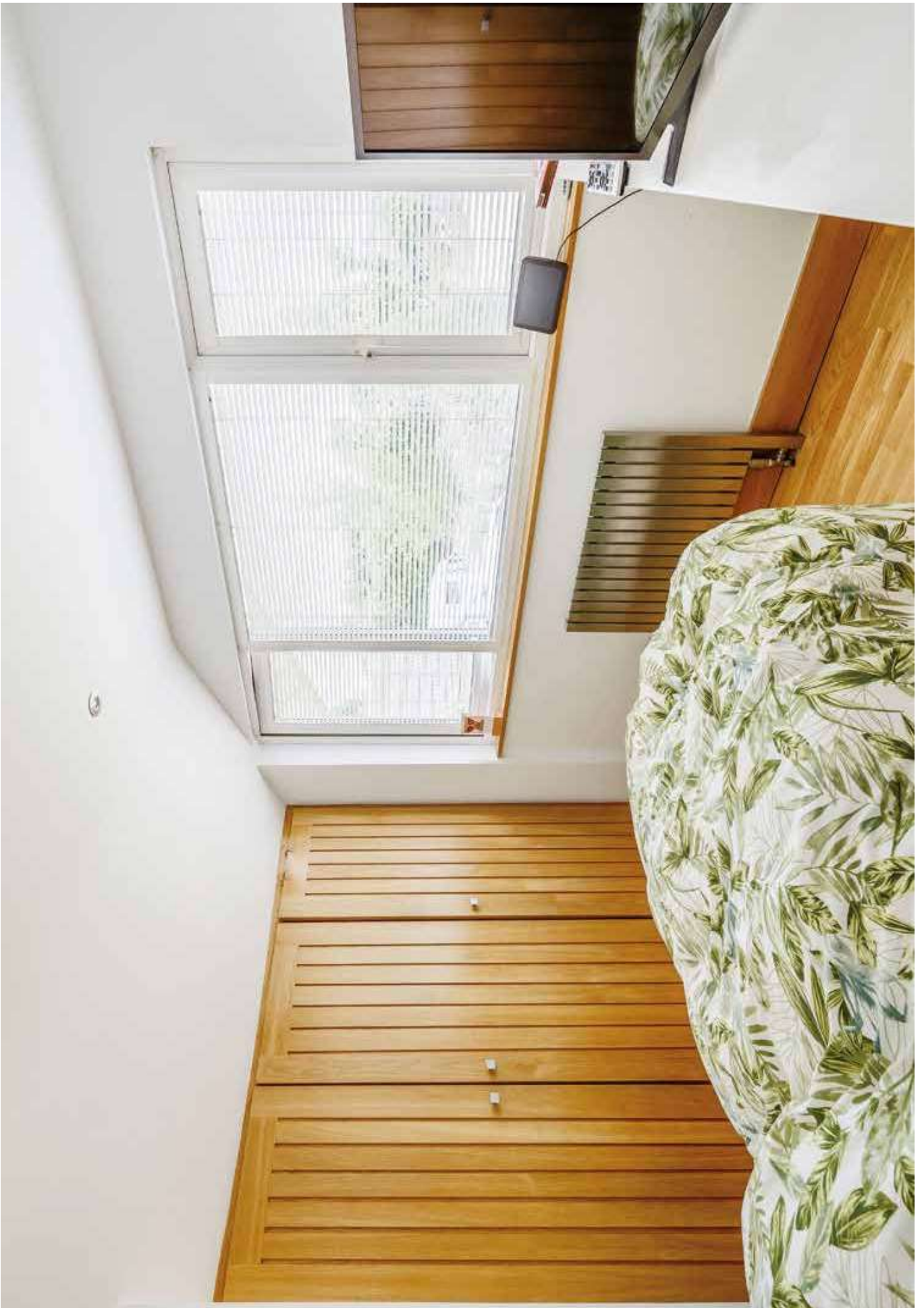
Since moving in, the vendors have refurbished the house throughout. “All the interiors have been replastered and painted,” they say, “as well as new floors being laid and new lighting installed. All this has been done in such a manner as to retain the original features we love so much, including a beautiful stained glass window in the lounge. Indeed, the lounge is our favourite room in the house, light and airy with a 17 foot vaulted ceiling at one end giving a fantastic sense of space.”

Outside, the large garden serves as an extension of the indoor living and entertaining space. “The huge patio is great for barbecues,” the vendor says, “and the garden in general is easy to maintain so we have more time to sit and enjoy the peace and quiet of the setting, looking down the lawn towards the old horse chestnut tree at the bottom of the garden. Indeed, it is so quiet here that even standing out on the balcony, you can't hear the neighbours. The generous size of the garden means there is potential to extend the house itself out onto the patio, too, should the next owners wish to do so.”

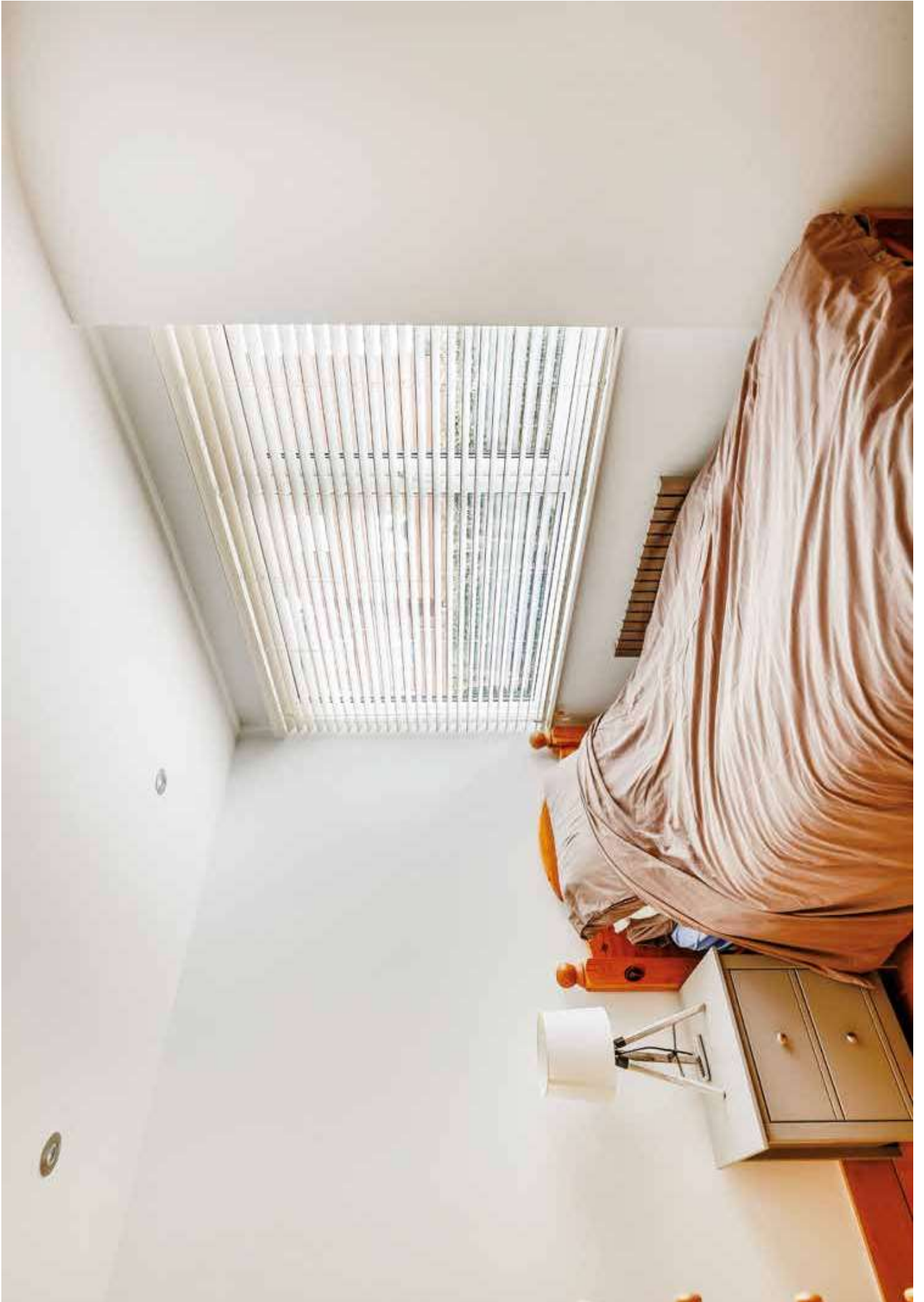
The local area has much to recommend it, too. “We are part of a cul de sac of lovely neighbours,” the vendor says, “with a great sense of community spirit. Set on the north boundary of Arlesey town, Church End is within easy walking distance of the local library, pharmacy, excellent takeaway restaurants and several pubs. We are conveniently located just a 3 minute walk from the station, with trains to London Kings Cross in half an hour. Motorway networks are easily accessible too, with the A1(M) just a few minutes' drive away.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















About the area

Arlesey is a small town of 5584 residents (according to the 2011 census) that sits between the Hertfordshire/Bedfordshire border and is circa 5 miles north of Hitchin, 4 miles from Letchworth and 35 miles from London. Consisting of one central road that runs the whole 3 miles of the town, Arlesey also sits close to the River Hiz which runs alongside the road to its' Western flank offering wonderful countryside walks along its' river bank. The town also benefits from a range of shops and community services, including a health centre, library and recreational facilities. By road, the A1 (M) is roughly 5 miles from the property, linking London and Cambridge to the North. Arlesey rail station is just 7 minutes walking distance from the house and conveniently connects you to London King's Cross - the fastest service to London King's Cross taking just 28 minutes, to Cambridge - 33 minutes and Peterborough - 38 minutes.

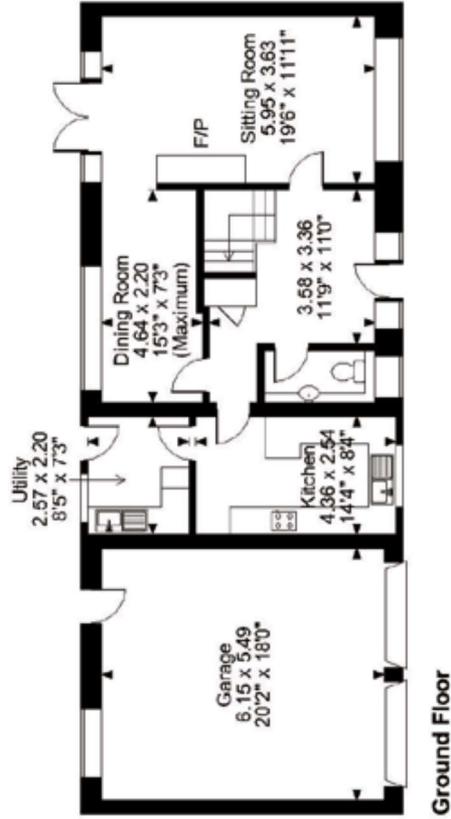
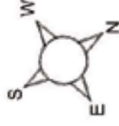
Step outside

Situated on a generously sized plot, this property benefits from a large driveway with ample space for multiple cars/ vehicles, in addition to a spacious double garage. The front garden is mainly laid to lawn, but also includes various shrubs and mature trees. Accessed via French doors in the reception room, or via the back door of the utility, is the very well-proportioned and maintained, South-West facing family garden - featuring a mostly lawned area, and a patioed space perfect for al-fresco dining and entertaining guests & family.

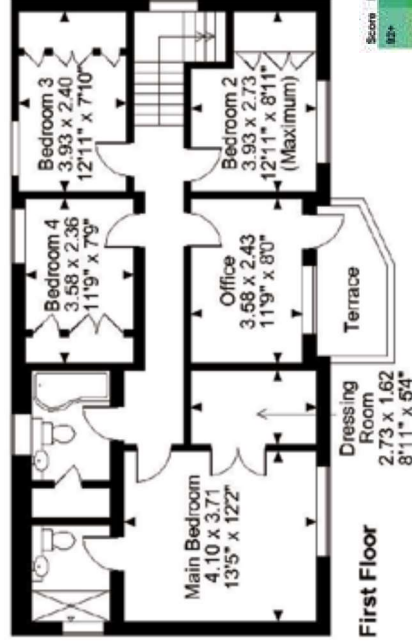




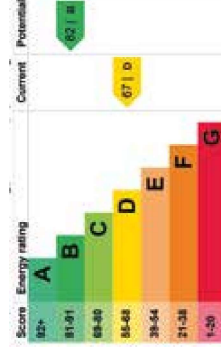
Church End, Arlesey
Approximate Gross Internal Area
Main House = 1604 Sq Ft/149 Sq M
Garage = 363 Sq Ft/34 Sq M
Terrace external area = 50 Sq Ft/5 Sq M
Total = 1967 Sq Ft/183 Sq M



Ground Floor



First Floor



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 The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D
 Tenure: Freehold

Agents notes: All measurements are approximate 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 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 valuation, contact the numbers listed on the brochure. Printed



The Property Ombudsman





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