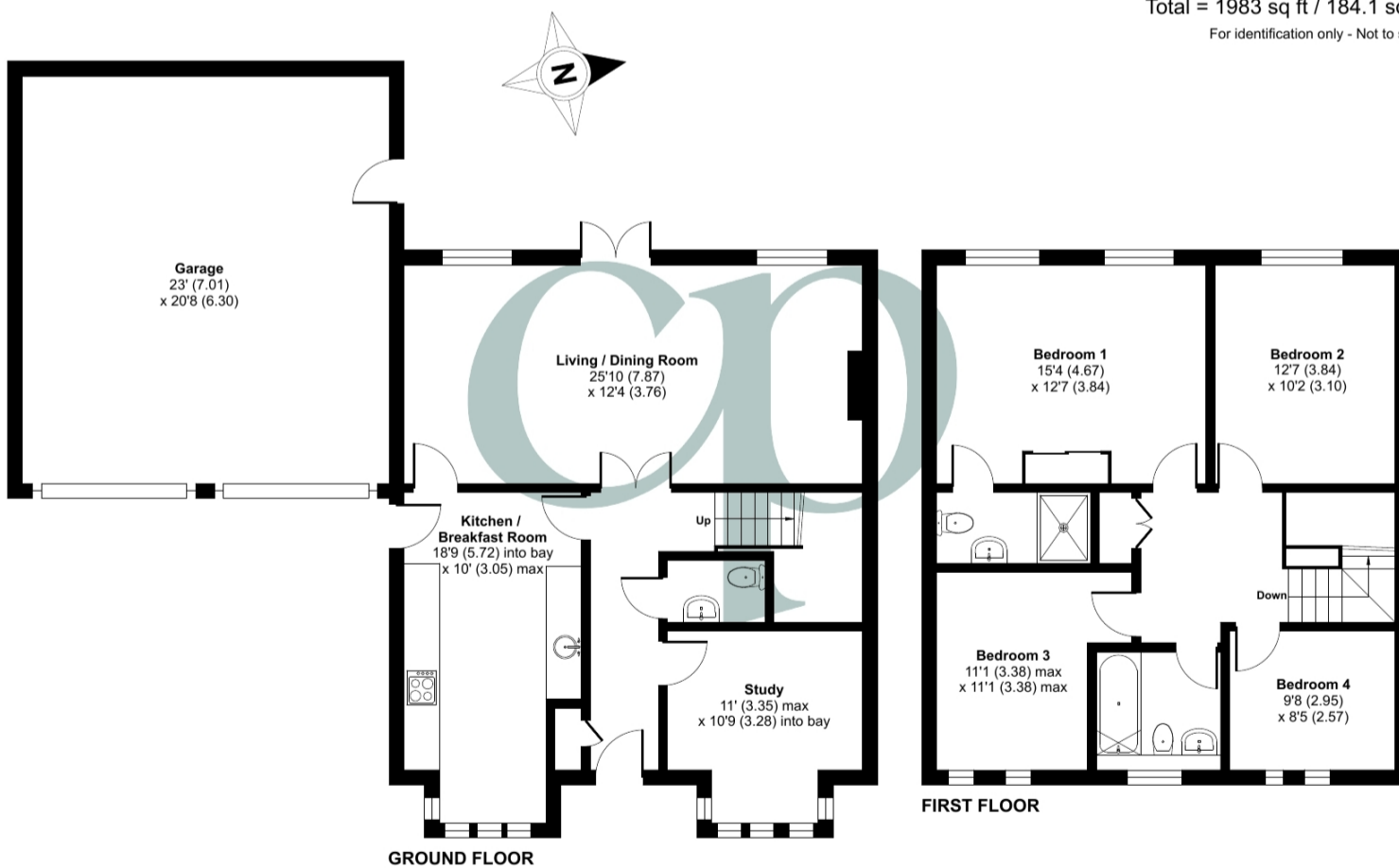




Approximate Area = 1508 sq ft / 140 sq m
Garage = 475 sq ft / 44.1 sq m
Total = 1983 sq ft / 184.1 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1093172

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 | 1, Arlesey Road | SG5 4HA
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www.country-properties.co.uk

Built by Messrs Crest Nicholson in 2019 this modern 4 bedroom stylish home is offered in superb condition throughout and benefits from a double width garage, large garden and countryside views to the front.

- 5 x years remaining on the builders NHBC warranty
- Westerly facing large rear garden
- Master bedroom with en suite & fitted wardrobes
- 25ft Living Room with double doors onto rear garden
- Countryside walks on your doorstep - ideal for walking the dog!
- Excellent commuter access into London via Letchworth or Arlesey mainline stations

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Radiator. Amtico flooring. Doors into study, cloakroom and kitchen. Double doors into living/dining room.

Cloakroom

Suite comprising low level wc with concealed cistern and wash hand basin with tiled splashback. Radiator. Extractor fan. Amtico flooring.

Study

3.35m (max) x 3.28m (into bay) (11' 0" x 10' 9") Feature bay window with multi pane double glazed windows to all sides, with fitted shutters and views over open countryside. Amtico flooring. Radiator.

Kitchen

5.72m (into bay) x 3.05m (max) (18' 9" x 10' 0") A range of wall and base units with wood effect worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Fitted Bosch double oven and grill. Inset gas hob with stainless steel splashback and stainless steel extractor hood over. Integrated dishwasher, fridge freezer and washing machine. Radiator. Amtico flooring. Feature bay window with multi pane double glazed windows to all sides, with fitted shutters. Door to side leading onto the driveway.

Living Room

7.87m x 3.76m (25' 10" x 12' 4") Double glazed window and french doors with sidelights, opening onto the rear garden. Radiator. Amtico flooring. Feature stone fireplace with inset coal effect gas fire. Opening to:

Dining Area

Double glazed window to rear. Radiator. Amtico flooring.

FIRST FLOOR

Landing

Access to loft space. Double cupboard housing wall mounted gas boiler, with storage. Doors into all bedrooms and bathroom.

Bedroom 1

4.67m x 3.84m (15' 4" x 12' 7") Two double glazed windows to rear with fitted shutters. Built-in wardrobe with mirrored sliding doors. Radiator. Door to:

En-Suite Shower Room

Suite comprising double shower cubicle, wash hand basin and low level wc with concealed cistern. Partially tiled walls. Amtico flooring. Extractor fan. Chrome heated towel rail.

Bedroom 2

3.84m x 3.10m (12' 7" x 10' 2") Double glazed window to rear with fitted shutters. Radiator.

Bedroom 3

3.38m (max) x 3.38m (max) (11' 1" x 11' 1") Two double glazed windows to front with fitted shutters, overlooking open countryside. Radiator.

Bedroom 4

2.95m x 2.57m (9' 8" x 8' 5") Two double glazed windows to front, with fitted shutters. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, low level wc with concealed cistern and wash hand basin. Chrome heated towel rail. Extractor fan. Partially tiled walls. Shaver point. Amtico flooring. Obscure feature porthole window with fitted shutters.

OUTSIDE

Front Garden

Laid mainly to lawn with central pathway to front door, and flower/shrub borders. Block paved driveway to side providing off road parking for 2 cars, and access to garage. Further visitors parking to the front of the property.

Rear Garden

Westerly facing rear garden with paved patio area, and steps leading up to the lawn area. Service light. Personal door to garage.

Double Garage

7.01m x 6.30m (23' 0" x 20' 8") Twin up & over doors with power & light connected. Personal door to rear garden.

AGENTS NOTE

The seller has informed us that there is a service charge of £375 per annum. We advise that any buyer checks this information with their legal representative prior to exchange of contracts.

