



Jubilee Crescent

Arlesey,
Bedfordshire, SG15 6SB
£475,000

country
properties

**** OFFERED WITH NO UPWARD CHAIN **** Set in a popular cul de sac location this 4 bedroom home has been sympathetically extended to provide spacious and versatile family living and boasts further opportunity to extend or adapt the layout (subject to any necessary consents)

- Versatile accommodation with 3 large reception rooms
- 20ft timber outbuilding with power and light
- Private enclosed large South Westerly facing rear garden
- Useful downstairs shower room
- Just a short commute to nearby market town of Hitchin
- Potential to create additional parking (subject to any necessary consents)

INTERNAL

GROUND FLOOR

Entrance Porch

Wood effect flooring. Double glazed window to front. Door to entrance hall.

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Doors into living room, kitchen and family shower room. Radiator.

Family Shower Room

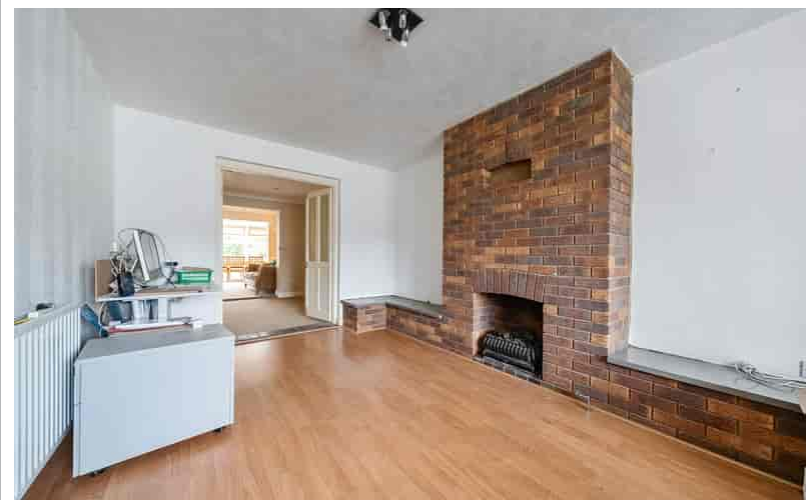
Obscure double glazed window to front. Low level WC. Walk in shower cubicle with soakaway. Vanity wash hand basin with shower unit. Tiled splashbacks. Ceramic tiled flooring. Chrome heated towel rail.

Living Room

20' 8" (max) x 10' 5" (max) (6.30m max x 3.17m max) Double glazed window to front. Feature fireplace with exposed chimney breast. Wood effect flooring. Radiator. Double door into dining room.

Kitchen/ Breakfast Room

18' 2" (max) x 10' 1" (max) (5.54m max x 3.07m max) A range of wall and base units with roll edge worksurfaces over. Stainless steel sink and drainer unit with swan neck mixer tap over. Built in eye level oven and grill. Gas hob with glass splashback with extractor hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Radiator. Understairs storage cupboard. Double glazed window to rear and double glazed window to side. Double glazed door onto rear garden.



Dining Room

13' 3" x 9' 10" (4.04m x 3.00m) Open plan to family room. Doors into kitchen and double doors into living room. Radiator.

Family Room

20' 5" (max) x 11' 7" (max) (6.22m max x 3.53m max) Two skylights. Double glazed window to rear and double glazed double door onto rear garden. Two radiators.

FIRST FLOOR

Landing

Loft access. Doors into all rooms.

Master Bedroom

13' 10" (max) x 9' 10" (max) (4.22m max x 3.00m max) Double glazed window to rear. Radiator. Built in wardrobes. Shower cubicle with tiled splashbacks. Extractor fan.

Bedroom Two

11' 8" x 10' 2" (3.56m x 3.10m) Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Three

13' 0" (max) x 7' 7" (max) (3.96m max x 2.31m max) Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

Separate WC

Low level WC. Wash hand basin with tiled splashbacks. Wood effect flooring. Radiator.

OUTSIDE

Front Garden and Driveway

Front garden laid to lawn with raised flower and shrub border. Paved driveway with off road parking space for one car. Security light.

Rear Garden

South West facing rear garden laid mainly to lawn, with flower and shrubs border. Large patio area enclosed by retaining brick wall with feature lighting. Conifer screening. Timber outbuilding in two sectors with power and light. Timber shed to remain. External power points. Service lights. Gated access to front.





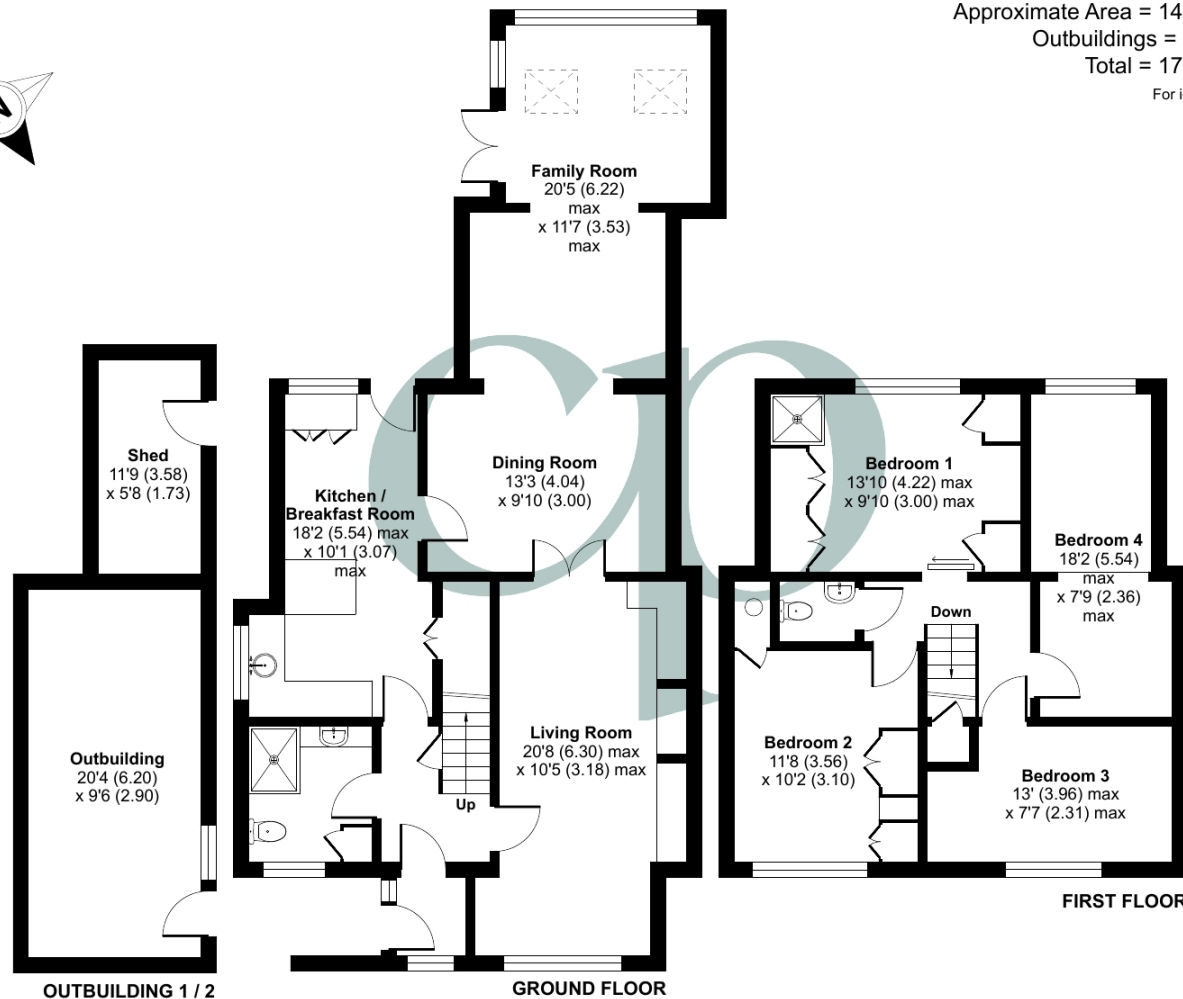
Approximate Area = 1476 sq ft / 137.1 sq m

Outbuildings = 260 sq ft / 24.2 sq m

Total = 1736 sq ft / 161.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	58
(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). © ncheom 2024. Produced for Country Properties. REF: 1204672

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

country properties