



# London Row

Arlesey,  
Bedfordshire, SG15 6RX  
Offers in Excess of **£475,000**

country  
properties

This spacious 4 bedroom chalet style bungalow is offered in superb condition throughout and is set at the end of a no through road with approx.100ft private enclosed south facing rear garden.

- Approx 100ft south facing rear garden
- Single garage and off road parking
- Well regarded local schooling
- Excellent commuter links into London
- Countryside walks on your doorstep

## Ground Floor

### Entrance

Under storm porch via wood part glazed door into:

### Entrance Hall

Stairs rising to first floor. Oak flooring. Radiator. Doors to all rooms.

### Bedroom 1

4.29m x 3.12m (14' 1" x 10' 3")  
Radiator. Double glazed window to front.

### Bedroom 2

3.02m x 2.27m (9' 11" x 7' 5")  
Radiator. Double glazed window to front.

### Kitchen Breakfast Room

3.56m x 2.95m (11' 8" x 9' 8")  
Fitted with a range of eye and base level units with granite worksurfaces and tiled splashbacks. Built in electric oven, four burner gas hob and extractor hood over. Integrated appliances including fridge, freezer and dishwasher. Inset one & half bowl sink with drainer and mixer tap. Tiled floor. Radiator. Double glazed window to side. Opening to:

### Utility Room

2.90m x 1.98m (9' 6" x 6' 6")  
A range of fitted base and wall mounted units with granite worksurfaces and tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Stainless steel sink with drainer. Tiled floor. Wall mounted combination boiler. Double glazed window to rear. Part glazed door to side access.



## Lounge

4.55m x 3.89m (max) (14' 11" x 12' 9")  
Two radiators. Double glazed French doors opening into:

## Dining Room

3.81m x 3.40m (12' 6" x 11' 2")  
Double glazed construction on solid base with tiled roof and door opening into rear garden. Wall lights. Wood effect flooring.

## Shower Room

Fully tiled room with white suite comprising low level flush WC, wash hand basin with mixer tap and walk in shower cubicle. Wall mounted heated towel rail. Extractor fan. Tiled floor. Inset ceiling spotlights and extractor. Obscure double glazed window to side.

## First Floor

### Landing

Obscure double glazed window to side. Doors to all rooms.

### Bedroom 3

4.42m x 3.81m (in to bay) (14' 6" x 12' 6")  
Two double glazed Velux windows to front. Radiator. Access to eaves storage. Wall mounted air conditioning unit providing both heating and cooling.

### Bedroom 4

3.43m x 2.59m (11' 3" x 8' 6")  
Radiator. Built-in storage. Wall mounted air conditioning unit providing both cooling and heating. Double glazed window to rear.

### Bathroom

Bathroom comprising hidden cistern WC, vanity wash hand basin and large walk in shower cubicle. Wall mounted heated towel rail. Tiled floor. Extractor fan. Shaver point. Obscure double glazed window to rear.

## Outside

### Front Garden

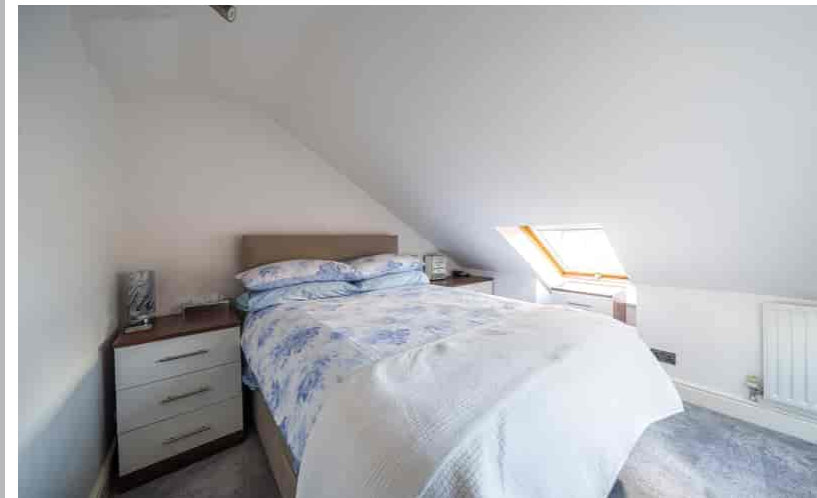
Block paved driveway, enclosed by brick wall, providing parking for several vehicles, leading to:

### Garage

Timber double doors. Power and light. Personal door to rear.

### Rear Garden

Approximately 100ft  
South facing garden, laid mainly to lawn with large decked area. Enclosed by wooden panel fencing. Gated access to front.



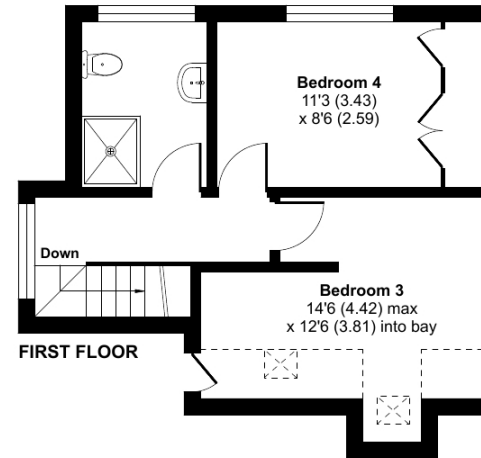
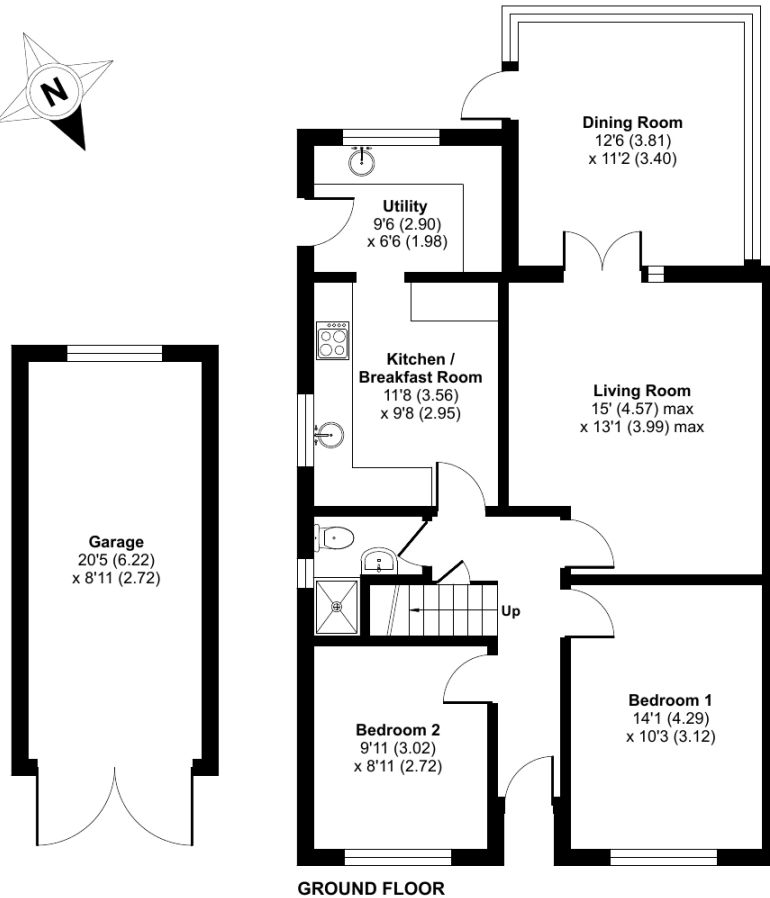
Approximate Area = 1252 sq ft / 116.3 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1462 sq ft / 135.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C	68	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1052661



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

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