

Church Lane, Arrington, SG8 0BD

william h brown

welcome to

Church Lane, Arrington

A deceptively spacious 4 bedroom detached family home with 2 receptions, two double garages and gardens to rear and side. Viewing is recommended at the earliest opportunity.













Covered Entrance Door To Entrance Hall

Spacious entrance hall with stairs off to first floor landing with understairs recess. Radiator.

Cloak Room

Suite comprising low flush WC, wash hand basin, wall and floor tiling. Radiator. Window to side.

Lounge

16' 5" x 12' (5.00m x 3.66m)

Dual aspect lounge with feature fireplace with hearth and surround with mantle over, two single radiators, sliding double glazed doors to rear and double glazed windows to front.

Dining Room

10' 5" x 10' (3.17m x 3.05m) Radiator. Double glazed window to rear.

Kitchen

10' 5" x 8' 8" (3.17m x 2.64m)

Fitted kitchen comprising built in oven and hob, One and a half bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, wall and floor tiling and double glazed door to rear.

Utility Room/Boiler Room

Space and plumbing for automatic washing machine and tumble dryer. Oil fired boiler for central heating and domestic hot water. Window to side.

Bedroom Four

9' 2" x 8' 9" (2.79m x 2.67m) Radiator. Double glazed window to front.

Staircase To First Floor

Radiator. Airing cupboard. Hatch to loft. Double glazed window to front.

Bedroom One

16' 10" x 8' 10" (5.13m x 2.69m)

Dual aspect room with fitted wardrobes, dressing table and over head cupboards, two separate radiators, double glazed window to front, door to ensuite.

En-Suite

Suite comprising shower cubicle, concealed cistern WC, wash hand basin set into vanity unit, radiator and double glazed window to rear.

Bedroom Two

14' 3" x 8' 6" plus depth of wardrobes (4.34m x 2.59m plus depth of wardrobes)
Radiator. Double glazed window to rear.

Bedroom Three

10' 5" x 7' (3.17m x 2.13m) Radiator. Double glazed window to rear.

Bathroom

Suite comprising bath with separate shower over, concealed cistern WC, wash hand basin set into vanity unit, wall tiling, radiator and extractor fan.

Outside Gardens

Lovely gardens which extend to three sides of the property and there is a detached timber shed and greenhouse together with oil tank. The majority of the garden is laid to lawn with a variety of shrubs to borders, gate for side access, personal door to detached double garage.

Garages

A particular feature of the property are the two double garages, one of which is attached to the main residence which could be converted into accommodation subject to planning permissions. There is a separate detached double garage together with generous off-road parking.





welcome to

Church Lane, Arrington Royston

- Deceptively spacious detached family home.
- Sought-after village location within short walk of Wimpole Hall Estate.
- 4 bedrooms.
- 2 reception rooms.
- Fitted kitchen and separate utility room.

Tenure: Freehold EPC Rating: D

£600,000









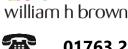
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN109813



Property Ref: RYN109813 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.