

FREEHOLD



House - Detached (EPC Rating: D)

18 Davis Row, Arlesey, Beds, SG15 6RB

Price Guide

£425,000



First Step



4 Bedroom House - Detached located in Arlesey

PEACEFUL NO THROUGH ROAD LOCATION... SOUTH FACING GARDEN...
Driveway Parking for MULTIPLE Vehicles... KITCHEN plus UTILITY... STUDY/SNUG...
Bathroom plus WET ROOM...

SITUATED IN A NO THROUGH ROAD...

SOUTH FACING GARDEN...

DRIVEWAY PARKING FOR MULTIPLE CARS...

On the ground floor is the kitchen plus utility room,
lounge/diner, study/snug & wet room.

The first floor comprises of 4 good sized bedrooms &
bathroom.

Externally is a private south facing garden with driveway
parking for multiple vehicles.

GROUND FLOOR

Entrance Hallway

UPVC door leading into entrance hallway. Carpet. Door to
under stair cupboard. Doors leading to:

Kitchen

12'11" x 8'5"

Double glazed window to front aspect. Cream shaker style
kitchen comprising wall & base units with complementary
work surface. Double integral eyeline oven with Bosch
induction hob & extractor, integral dishwasher. Space for
fridge freezer. Black composite sink. Worcester boiler
housed in wall unit. Vinyl flooring. Door leading to:

Utility Room

UPVC doors to front and rear aspect. Base units fitted
with work surface. Water softener. Space for washing
machine and fridge freezer. Vinyl flooring.

Lounge/Diner

18'5" x 13'5"

French doors leading to garden with double glazed window
to rear aspect. Carpet, TV point.

Study/Snug

15'10" x 7'8"

Dual aspect double glazed windows to front & side aspect
fitted with vertical blinds. Carpet.

Wet Room

Double glazed privacy window to rear aspect. White suite
comprising: fully tiled shower cubicle fitted with wall
mounted electric shower, curtain & rail, corner sink, wc.
Non slip flooring, chrome heated towel rail.

FIRST FLOOR

Landing

Double glazed window to side aspect fitted with roller
blind. Carpet. Loft access: partially boarded fitted with
light & ladder. Doors leading to:

Bedroom 1

12'10" x 9'2"

Double glazed window to rear aspect. Built-in 2 sliding
door wardrobe. Carpet.

Bedroom 2

9'7" x 8'5"

Double glazed window to front aspect. Laminate flooring.

Bedroom 3

8'5" x 8'5"

Double glazed window to front aspect. Laminate flooring.



Bedroom 4

9'7" x 6'9"

Double glazed window to rear aspect. Two built-in wardrobes. Laminate flooring.

Bathroom

Double glazed privacy window to side aspect. White suite comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen, wc, pedestal wash hand basin. Ceramic tiled flooring, chrome heated towel rail.

EXTERNAL

Rear Aspect

Private south facing garden, large patio area leading to lawn planted with willow tree and established shrubs.

Front Aspect

Large driveway leading to front door. Wooden storage shed. Door to utility room with access through to rear aspect.

Additional Material Information

EPC: Rating D

Council Tax: Band D

Freehold

Mains electric, gas and water
Traditional brick construction
Full Gas Central Heating

Local Area

The property is situated in the heart of Arlesey which benefits from the lovely open countryside close by with excellent cycle routes, whilst also being only a few minutes from the A1(M). Arlesey also benefits from a train service with fast trains to London's Kings Cross & St Pancras circa 35 mins.

The property is only minutes walk to the local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school and several local pubs.

There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (10 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby middle schools and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.



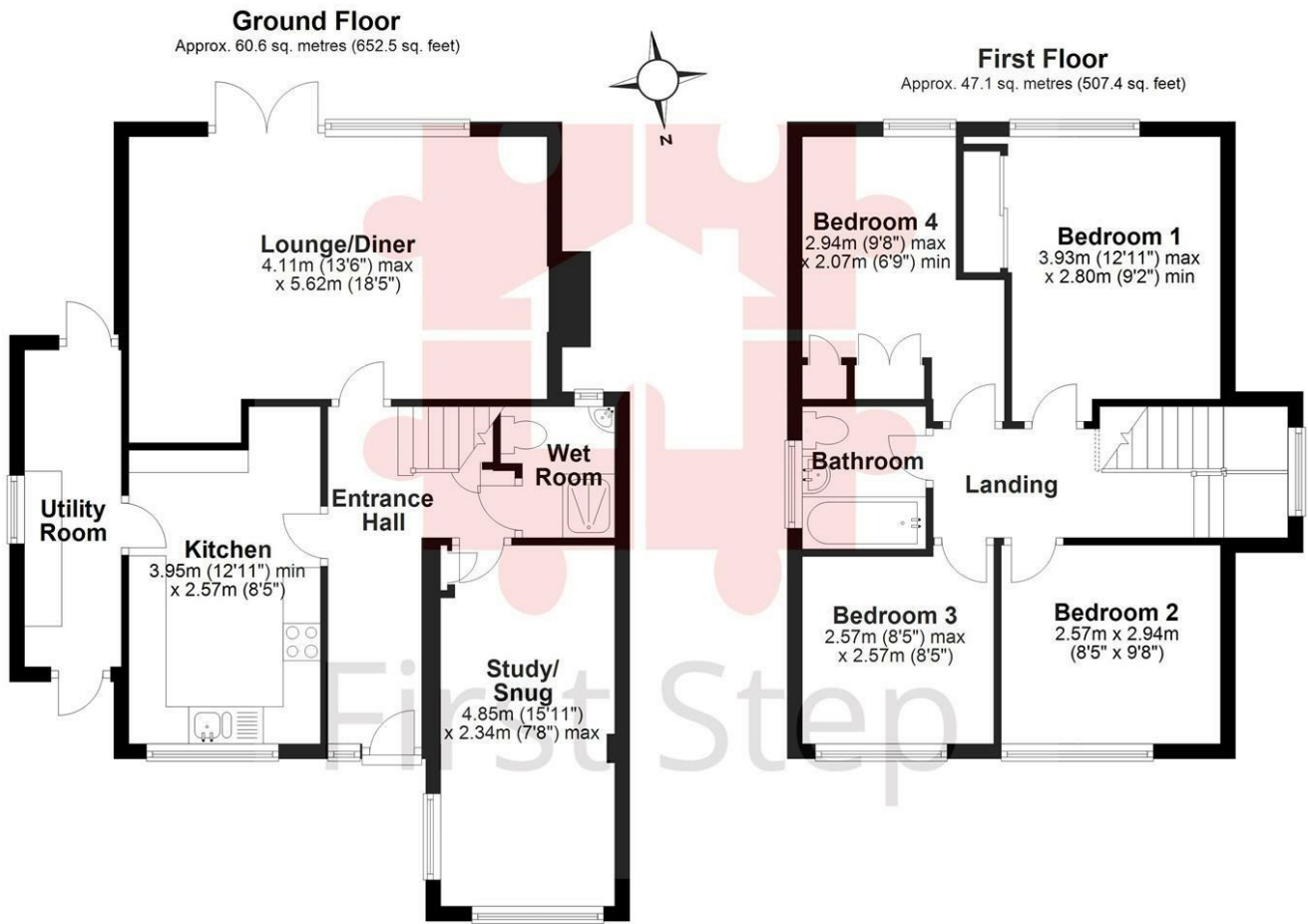
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.





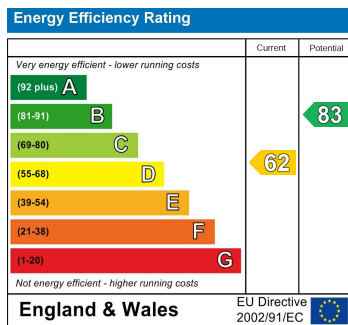


Total area: approx. 107.8 sq. metres (1159.9 sq. feet)

Council Tax Band

D

Energy Performance Graph



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First Step