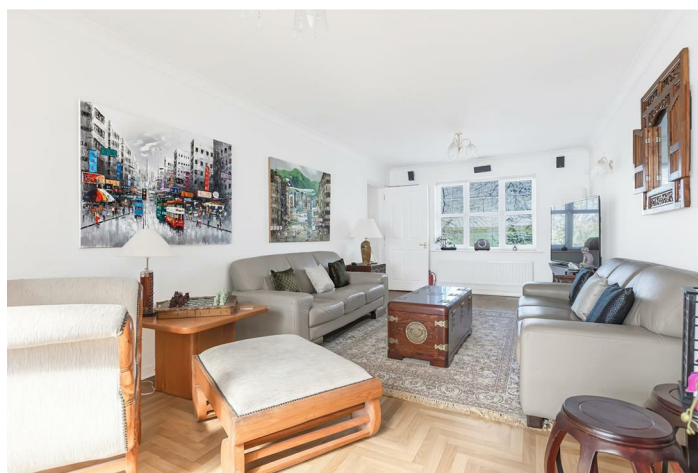


FREEHOLD



House - Detached (EPC Rating: C)

**37 The Hermitage, "Church End", Arlesey, Beds,  
SG15 6XF**

**Price Guide**

**£795,000**



First Step



6



5



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C

# 6 Bedroom House - Detached located in Arlesey

6 DOUBLE bedrooms... ANNEXE with INDEPENDENT FRONT DOOR... 4 EN-SUITES & FAMILY BATHROOM... Within WALKING DISTANCE to TRAIN STATION... Secluded SOUTH FACING garden... Entertaining KITCHEN/DINER... Driveway PARKING...

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Door from front aspect. Recess for storage. Small low level door to understairs storage. Consumer unit housed in cupboard. 2 decorative radiator covers, luxury vinyl flooring. Stairs to first floor. Ground floor doors leading to:

#### Kitchen/Diner

22'4" x 10'9"

Dual aspect window to front and French doors to rear aspect. A range of wall, base and floor to ceiling white high gloss units with complementary square edge work surface and panelled splash back. Matching freestanding island with high bar stool seating for 4. Integrated double oven, dishwasher, double oven, extractor hood, upright fridge/freezer, under counter fridge and wine fridge. Units include wine racks, full height larder style storage cupboards and drawer packs, Vaillant boiler (installed in 2024) housed in matching wall unit. One-and-a-half sink and drainer, hot water tap, pop-up power/usb sockets, under plinth lighting, ceramic tiled flooring with coir matting in front of French doors.

#### Lounge

22'8" x 10'11"

Dual aspect window to front and sliding patio doors to rear aspect, leading to Conservatory. Carpet.

#### Conservatory

14'6" x 8'10"

Brick base and glass roof with French doors to side aspect leading to patio. Decorative radiator cover, luxury vinyl flooring.

#### Cloakroom

White suite comprising: push button wc, pedestal corner wash hand basin. Half tiled walls, continuation of luxury vinyl flooring.

### FIRST FLOOR

#### Landing 1

Staircase to second floor. Carpet. Doors leading to:

#### Bedroom 1

17'2" x 10'9"

Window to front aspect. Built-in 2 door wardrobe fitted with shelf and rail. Carpet. Door leading to:

#### En-suite Bathroom 1

Window to rear aspect. White suite comprising: fully tiled panelled bath

with shower head, hand held shower & glass screen, push button wc, pedestal wash hand basin. Shaver point, half tiled walls, carpet.

#### Bedroom 2

13'8" x 10'11"

Window to front aspect. Built-in 2 door mirror sliding door wardrobe fitted with shelves, rails and drawers. Carpet. Door leading to:

#### En-suite Shower Room 2

Window to front aspect. White suite comprising: fully tiled corner shower with shower head, hand held shower & curved glass screen, push button wc, rectangular wash hand basin in 2 door vanity unit. Shaver point, fully tiled walls, chrome heated towel rail, wall mounted mirror/light, luxury vinyl flooring.

#### Bedroom 5

10'11" x 9'8"

Window to rear aspect. Carpet.

#### Laundry Room

8'8" x 5'2"

Window to rear aspect. Half tiled walls with white base unit with space and plumbing for separate washing machine and tumble dryer, complementary work surface with butler sink. Fitted high level airing rail. Full height door to airing cupboard housing the water tank, shelved. Vinyl flooring.

### SECOND FLOOR

#### Landing 2

Carpet. Doors leading to:

#### Bedroom 3

13'11" x 10'11"

Window to front aspect. Full height door to large storage cupboard, recess for further storage. Loft access - boarded, light, ladder. Carpet. Door leading to:

#### Bed 3 En-suite

Velux window to rear aspect. White suite comprising: fully tiled corner shower with shower head & curved glass door, concealed push button wc, rectangular wash hand basin with 4 door vanity unit, storage shelf. Chrome heated towel rail, wall mounted mirror/light, vinyl flooring.

#### Bedroom 4

18'5" x 11'1"

Dual aspect windows to front and rear aspect. Full height door to storage cupboard. Carpet.





#### Bathroom

Velux window to rear aspect. White suite comprising: fully tiled panelled bath with shower head & glass screen & built-in TV, concealed push button wc, rectangular wash hand basin in 2 door vanity units. Matching 2 door tall slimline cupboard fitted with shelves. Grey heated towel rail, wall mounted mirror/light, vinyl flooring.

#### SEPARATE ANNEXE

##### ANNEXE GROUND FLOOR

#### Annexe Kitchen

16'10" x 7'1"

Window and entrance door to front aspect and door to rear aspect. Further internal door to garage. White high gloss kitchen wall and base units, fitted with wine rack, cupboards, drawer pack and breakfast bar. Integrated under counter fridge and freezer, oven, hob and extractor, single sink and drainer, Wall mounted consumer unit house in matching unit. Door to understairs storage. Staircase to first floor.

##### ANNEXE FIRST FLOOR

#### Annexe Living Area

17'1" x 15'5"

French doors and Juliet balcony to front aspect. Carpet. Loft access: Velux window, fully boarded, painted & fitted with carpet, light ladder. Door leading to:

#### Annex En-suite Shower Room

High level velux window. White suite comprising: large fully tiled shower with shower head & glass bi-fold door, push button wc, pedestal wash hand basin with tiled splash back. Wall mounted mirror cabinet, chrome heated towel rail, vinyl flooring.

#### EXTERNAL

#### Front Garden

Impressive double pillar frontage with paved slope and steps to front door. Decorative stones and established shrubs. Paved pathway to side gated access. External light.

#### Rear Garden

South facing with fence perimeter. Low maintenance astroturf lawn with entertaining patio area. Sleeper borders with established trees and shrubs. Side passage with gated access and storage area. External light, power and tap.

#### Garage & Parking

16'10" x 8'3"

Single garage, up and over roller door fitted with light and power. Personal door to Annexe. Driveway parking for 2 vehicles.

#### ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band F

Mains utilities

Traditional Brick and block construction

#### Local Area

The property is situated in Church End, Arlesey, which benefits from the lovely open countryside close by with excellent cycle routes, whilst also being only a few minutes walk to the train station and a few minutes in the car from the A1(M). Arlesey also benefits from a train service with fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins).

Arlesey boasts a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and





several local pubs.

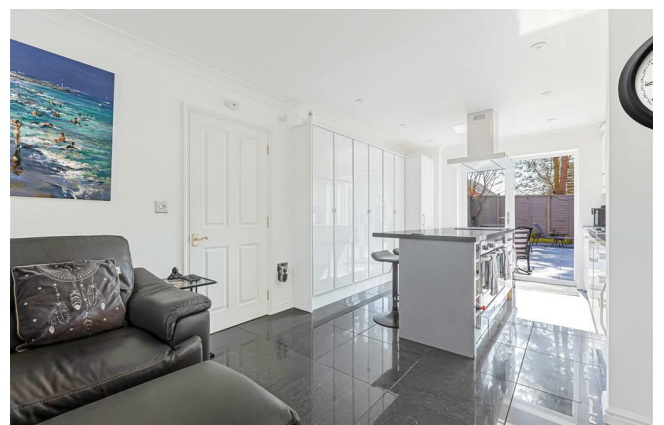
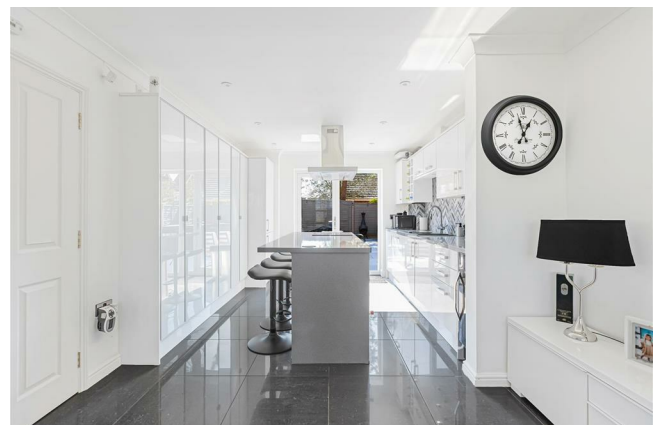
There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby schools with Pix Brook Academy, Etonbury Academy and Samuel Whitbread Academy.

#### Agents Note

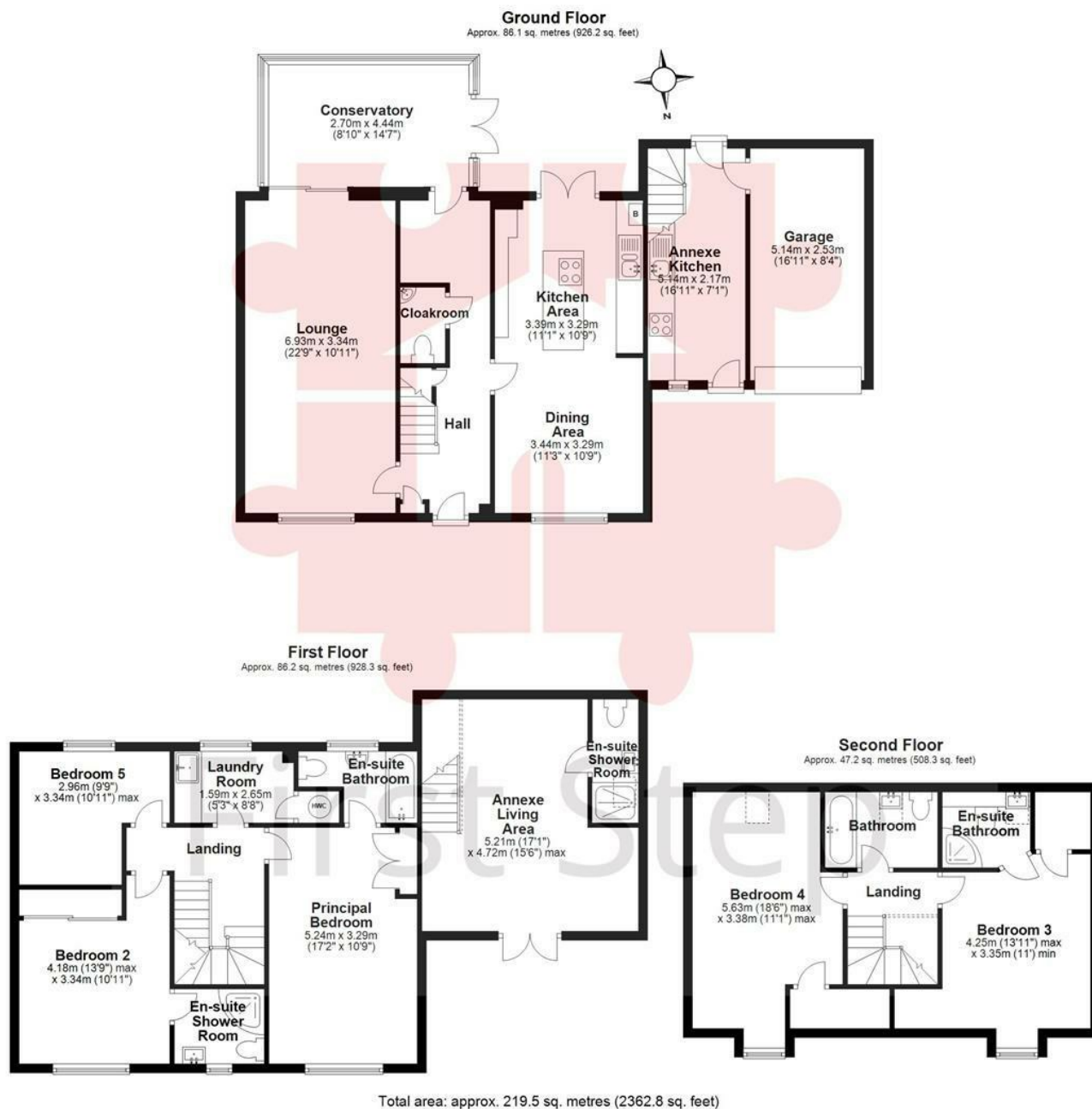
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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





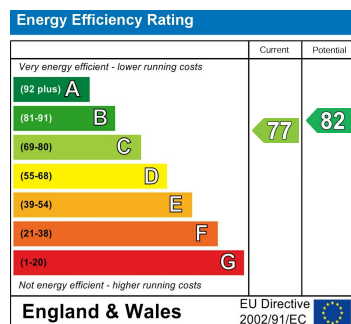




Council Tax Band

**F**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**First Step**