

FREEHOLD



House - Detached (EPC Rating: C)

**42 The Hermitage, Church End, Arlesey, Beds,
SG15 6XE**

Price Guide

£585,000



First Step



4



2



2



C

4 Bedroom House - Detached located in Arlesey

Nestled in the charming area of Church End, Arlesey, The Hermitage is a splendid detached house that offers a perfect blend of comfort and elegance. Spanning an impressive 1,272 square feet, this delightful property boasts four double bedrooms, 2 generously sized, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the impressive kitchen and breakfast room, which is well-equipped and designed for both functionality and style. Additionally, a convenient utility room enhances the practicality of daily living.

The property features two well-appointed bathrooms, ensuring ample facilities for all residents. Outside, the secluded south-facing garden provides a tranquil retreat, ideal for enjoying sunny days or hosting gatherings. With parking available for up to four vehicles (including the garage).

One of the standout features of The Hermitage is its picturesque countryside views, offering a serene backdrop to everyday life. This property is not just a house; it is a home that promises comfort, space, and a connection to nature, all within a friendly community. Whether you are looking to settle down or invest, this residence is a remarkable opportunity not to be missed.

INTERNAL

GROUND FLOOR

Entrance Hallway

Window and door to front aspect. Karndean flooring, low level door to understairs storage, wooden and wrought iron banister staircase to first floor. Ground floor doors leading to:

Lounge

14'7" x 12'11"

Window to front aspect. Granite hearth, fireplace surround fitted with feature gas fire. Carpet, Double internal glazed doors leading to:

Dining Room

10'5" x 10'4"

French doors to rear aspect. Carpet.

Kitchen/Breakfast Room

17'5" x 9'8"

Window to rear aspect. Fitted with a range of Schuller (German craftsmanship) Aqua Blue units with complementary white marble effect square edge composite worksurface, matching upstand & drainer grooves - range of drawer packs with pull out storage drawers, corner cupboard with corner carousel, pull out bin storage and base units cupboards. Matching curved island with oak worksurface, with wine rack, drawers and cupboards. Integrated dishwasher, upright fridge/freezer, double oven, 4 ring gas hob with tiled splash back and extractor hood. Space for under counter wine fridge. Inset butler sink, continuation of Karndean flooring. Archway leading to:

Utility Room

8'8" x 5'11"

Window and door to rear aspect. Matching Schuller

(German craftsmanship) Aqua Blue units and complementary square edge white marble effect composite worksurface and matching upstand. Tall matching slimline larder style cupboard and wall mounted cupboard housing the boiler - serviced in 2025. Inset sink, continuation of Karndean flooring, 2 spaces and plumbing for washing machine and tumble dryer. Door leading to garage.

Cloakroom

White suite comprising: push button wc, corner wash hand basin with tiled splashback. Storage ledge, continuation of Karndean flooring, white heated towel rail.

FIRST FLOOR

Landing

Loft access. Carpet. Doors leading to:

Bedroom 1

12'4" x 10'3"

Window to rear aspect. Carpet. Archway leading to Dressing Room and en-suite.

Dressing Room

8'2" x 5'0"

Window to side aspect. Large recess suitable for built-in wardrobe storage. Carpet, loft access. Door leading to:

En-suite

Window to rear aspect. White suite comprising: fully tiled large shower with overhead and wall mounted shower heads and glass door, concealed push button cistern wc, wall mounted wash hand basin. Vinyl flooring, heated towel rail, half tiled walls and storage ledge.

Bedroom 2

11'11" x 9'6"

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



Bedroom 3

10'3" x 7'11"

Window to rear aspect. Built-in 2 door wardrobe fitted with shelf and rail. Carpet.

Bedroom 4

9'9" x 7'4"

Window to front aspect. High level door to over stairs storage cupboard and full height slimline door to storage cupboard. Carpet.

Bathroom

Window to front aspect. White suite comprising: fully tiled panelled bath with wall mounted and hand held shower heads & glass screen, push button wc, wall mounted wash hand basin. Half tiled walls, ceramic tiled flooring. Full height door to airing cupboard housing the water tank, shelved.

EXTERNAL

Front Garden

Hedge perimeter, block paved driveway with paved slope and steps to front door, with storm porch. Established shrubs, external light, side gated access to rear garden.

Rear Garden

Fence perimeters to south facing garden. Low maintenance

astroturf lawn, entertaining shaped patio, shaped borders with established plants & shrubs, raised decking area. Discreet side storage area. Side gated access to driveway. External light and tap.

Garage & Driveway Parking

17'4" x 8'4"

Brick built single garage with roller door and personal door leading into utility room - fitted with power and light, Block paved driveway with parking for at least 3 cars.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band E

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.

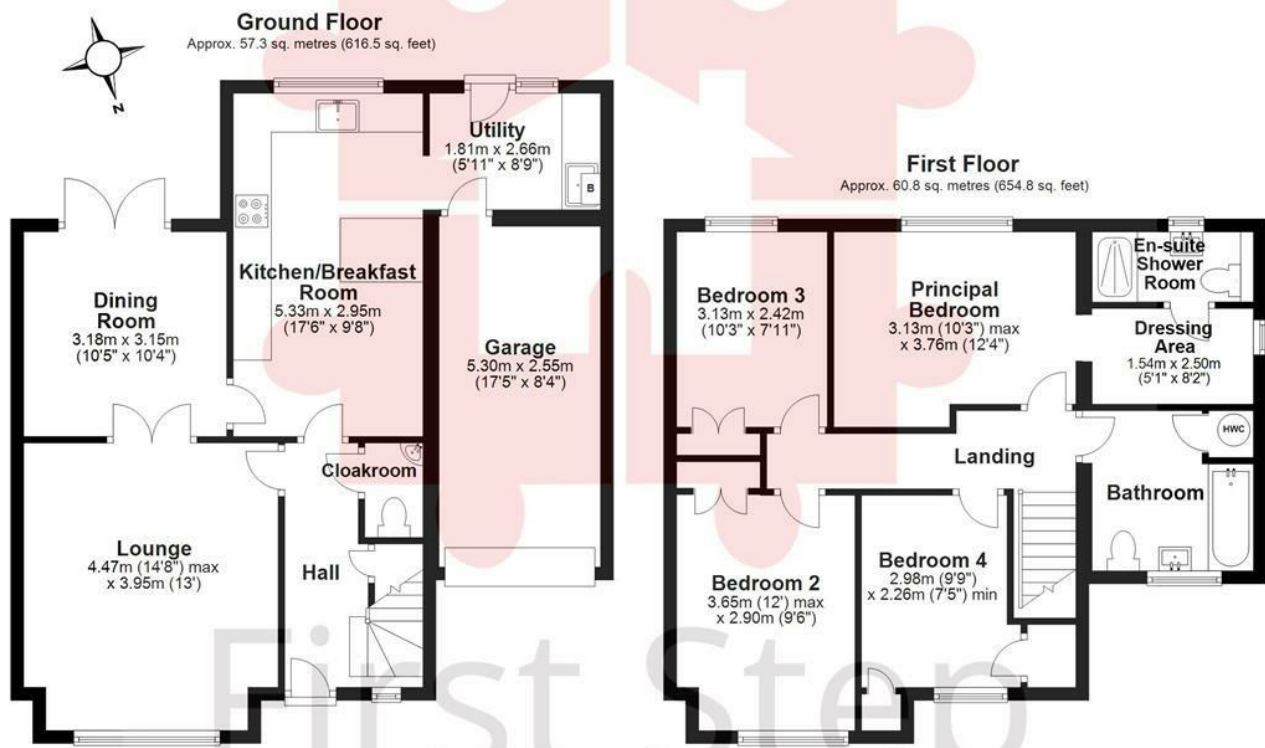
Agents Note

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.





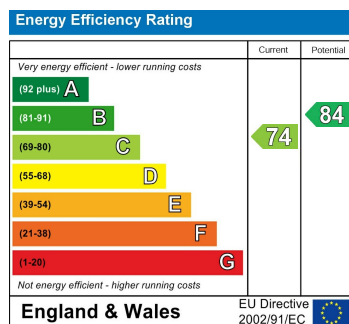


Total area: approx. 118.1 sq. metres (1271.4 sq. feet)

Council Tax Band

E

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