

FREEHOLD



Bungalow - Detached (EPC Rating: D)

**31 Stotfold Road, Arlesey, Beds, SG15 6XL**

**Price Guide**

**£650,000**



**First Step**

3 1 1 D

# 3 Bedroom Bungalow - Detached located in Arlesey

CHAIN FREE... Large plot 0.37 ACRE... Minutes WALK TO STATION... Currently 1369 sq ft (127 sq m) with POTENTIAL TO UPDATE/ENLARGE/DEVELOP\*... Substantial ATTIC SPACE... Parking for at least 5 CARS... 3 DOUBLE Bedrooms...

## INTERNAL

### Porch

Door and window to front aspect, exposed brick walls and tiled flooring. Door leading to:

### Entrance Hallway

Stained glass door to front aspect. Full height door to airing cupboard, housing the water tank. Parquet flooring. Doors leading to:

### Lounge

16'0" x 15'5"

Bay window to front aspect. Continuation of parquet flooring.

### Kitchen

11'5" x 10'5"

Window and door to rear aspect. Wall and base oak effect units with complementary work surface with tiled splash back. Integrated slimline dishwasher, under counter fridge, freestanding washing machine, double oven, electric hob, extractor hood. Corner display units, drawer pack, under plinth lights, single sink and drainer, ceramic tiled flooring. Floor standing boiler - serviced May 2025. Door leading to:

### Walk-in Pantry

Window to rear aspect. Walk-in pantry fitted with shelves, continuation of ceramic tiled flooring.

### Bedroom 1

17'0" x 14'5"

Triple aspect, windows to side and French doors to rear aspect. Tiled flooring and parquet flooring. Doors leading to Storage Room & Study.

### Study/Dressing Room

8'2" x 5'6"

Window to rear aspect. Plumbing and wash hand basin facility. Continuation of parquet flooring.

### Bedroom 2

13'1" x 10'9"

Window to side aspect. Continuation of parquet flooring.

### Bedroom 3

11'9" x 10'9"

Window to side aspect. Continuation of parquet flooring.

### Cloakroom

Window to side aspect. White push button wc, fully tiled walls, ceramic tiled flooring.

### Bathroom

Window to side aspect. White suite comprising: wash hand basin with vanity unit, fully tiled shower with glass screen. Wall cabinet with mirror door, light, shaver point. Chrome heated towel rail, ceramic tiled flooring.

### Coats/Store

Window to front aspect. Coat hooks, continuation of parquet flooring. Loft access: ladder, partial boarding, light.

### Storage

Storage room with concrete floor.

## EXTERNAL

### Front Garden

Low level wall to front perimeter, fence and hedge side boundaries. Mainly laid to lawn with borders with established shrubs. External light. Side gated access at



both sides to rear garden. Access to garage, driveway parking.

#### Rear Garden

200 ft/65m rear garden with fence perimeter, mainly laid to lawn with established plants and mature trees. External light, tap and power. Entertaining patio, 2 shallow steps and hand rail to lower level. Wooden garden shed, Greenhouse, Storage barn. Backing onto Pix Brook stream with low level flood risk.

#### Garage & Driveway Parking

Garage with electric up and over door, fitted with power, light, window to side aspect. Wall mounted consumer unit.

#### ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band TBC - previous band E

Traditional brick and block construction

Mains utilities

\*Potential to update/enlarge/develop with necessary planning permission\*

Broadband speed: 50.9 mips download & 9.39 mips upload

#### 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.

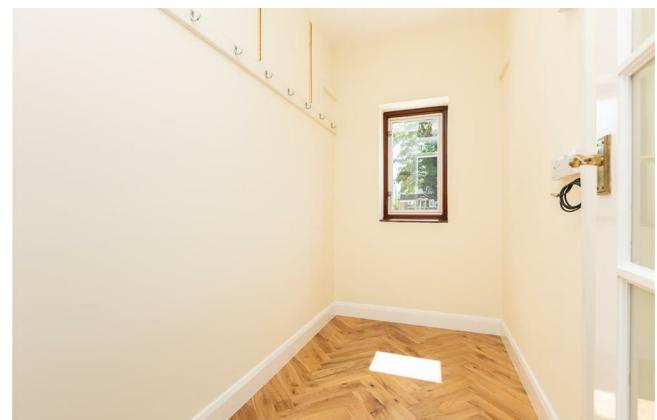
#### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested

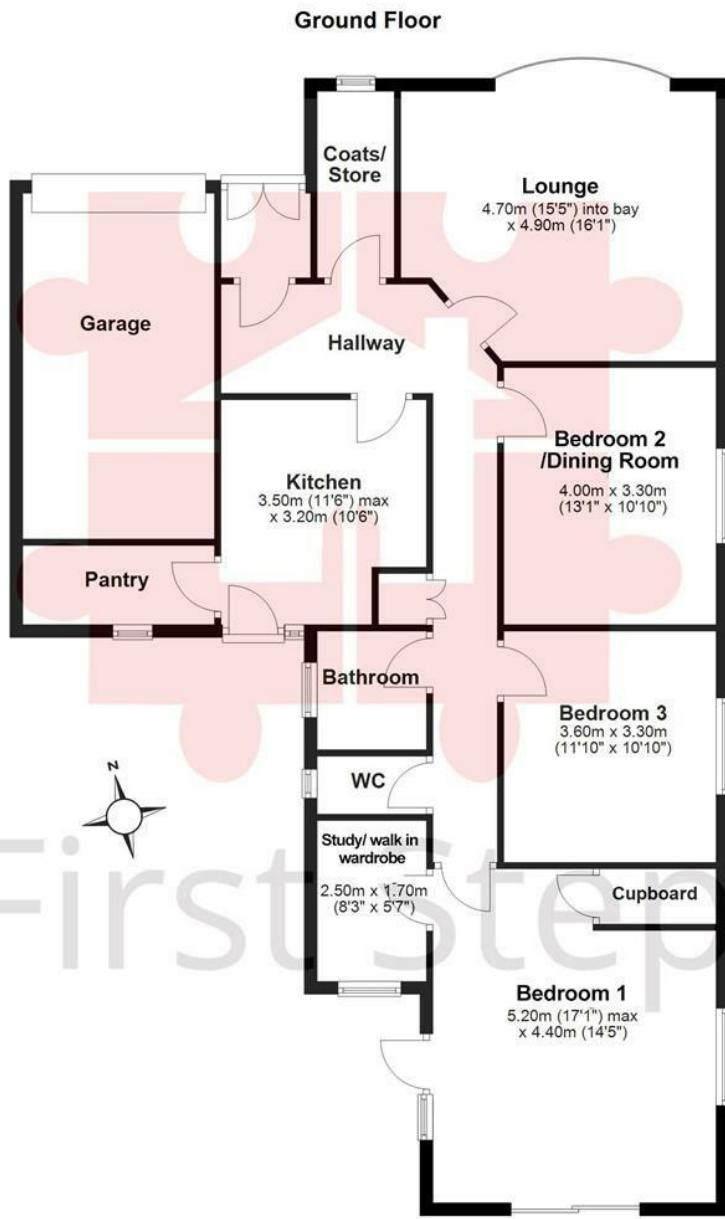


parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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





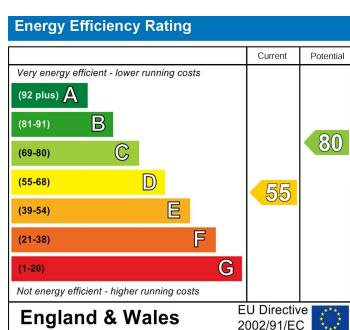


**Total Approx. Floor Area 1369 SQ.FT (127.2 SQ.M)**

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**