

FREEHOLD



House - Semi-Detached (EPC Rating: C)

23 CHURCH LANE, "CHURCH END", ARLESEY, BEDS, SG15 6UL

Price Guide

£400,000



First Step



2 Bedroom House - Semi-Detached located in Arlesey

2 DOUBLE bedrooms... GARAGE and PARKING FOR 5 CARS... "Church End" Location... REFURISHED TO HIGH STANDARD THROUGHOUT... Spacious GARDEN ROOM/DINING ROOM... Lounge with FEATURE fire place & LOG BURNER... WEST facing garden... NEW BOILER & HEATING SYSTEM...

INTERNAL

Ground Floor

Entrance Hallway

Ceramic tiled flooring leading to laminate flooring. Half height tongue and groove panelled walls. Full height door to understairs storage cupboard. Staircase to first floor. Doors leading to:

Cloakroom

Window to front aspect. White suite comprising: flush wc, pedestal wash hand basin. Half height tongue and groove panelled walls, feature wall paper. Continuation of ceramic tiled flooring.

Lounge

16'8" x 11'6"

Feature brick fireplace with granite hearth, log burner and wooden mantel plinth. Feature oak shelves. Continuation of laminate flooring. Wooden internal bi-fold doors leading to:

Garden Room/Dining Room

15'0" x 10'5"

Dual aspect window to side aspect sliding doors to rear aspect. Continuation of laminate flooring.

Kitchen (leading to Utility area)

11'8" x 6'8"

Window to front aspect. A range of units in "Reed Green" with solid oak work surface and matching upstand, tiled splash back area. Integrated dishwasher, eyeline oven with induction hob. Butler sink, wall mounted shelved storage organizer in contrasting red. Continuation of laminate flooring, opening leading to utility area.

Utility Area

10'4" x 4'8"

Window to rear aspect. A range of wall and base units in "Reed Green" with solid oak work surface and matching upstand. Integrated upright fridge/freezer, plus spaces and plumbing for freestanding washing machine and separate tumble dryer. solid oak shelf. Continuation of laminate flooring. Door leading into garage.

First Floor

Landing

Window to front aspect. Half height wood panelled walls, exposed wooden floorboards. Loft access: fitted with light. Doors leading to:

Bedroom 1

13'8" x 11'1"

Window to rear aspect. Half height wood panelled walls, wooden flooring.

Built-in wardrobes with 2 sliding doors and 2 full height opening doors, fitted with rails.

Bedroom 2

10'4" x 10'9"

Window to rear aspect. Exposed wooden floorboards. 3 full height louvre door storage cupboards, fitted with shelves.

Shower Room

Window to side aspect. White suite comprising: fully tiled large walk-in shower with glass screens, flush wc, 2 door vanity unit with wash hand basin. Heated towel rail, ceramic tiled flooring. Full height door to storage cupboard, fitted with shelves.

EXTERNAL

Front Garden & Driveway Parking

Low level brick wall and picket fence perimeter with opening for pedestrian and vehicle access. Mainly laid to shingle with raised borders with established plants and shrubs. Parking for 5 cars. External light, 2 taps, personnel door access to garage and rear garden.

Garage

17'7" x 11'5"

Brick built garage with up and over door and window and door to rear access and internal door to kitchen/utility. Fitted with light and power. Wall mounted newly installed boiler.

Rear Garden

West facing garden with fence perimeters. Mainly laid to lawn with entertaining patio areas and secluded shingle seating area. Established shrubs, plants and tree.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band C

Mains utilities - newly installed gas boiler and centrally heated radiators throughout

Traditional brick and block construction

Local Area

The property is situated in the desirable "Church End" of Arlesey which benefits from being within a 5 minute walk of the train station and situated in the lovely open countryside with excellent walks and cycle routes, whilst also being only a few minutes from the A1(M).

Arlesey train service has fast trains to London's Kings Cross & London St



Pancras (circa 35-45 mins), every 30 minutes.

Arlesey benefits from 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 middle schools and upper schools of Etonbury Academy and Samuel Whitbread Academy.

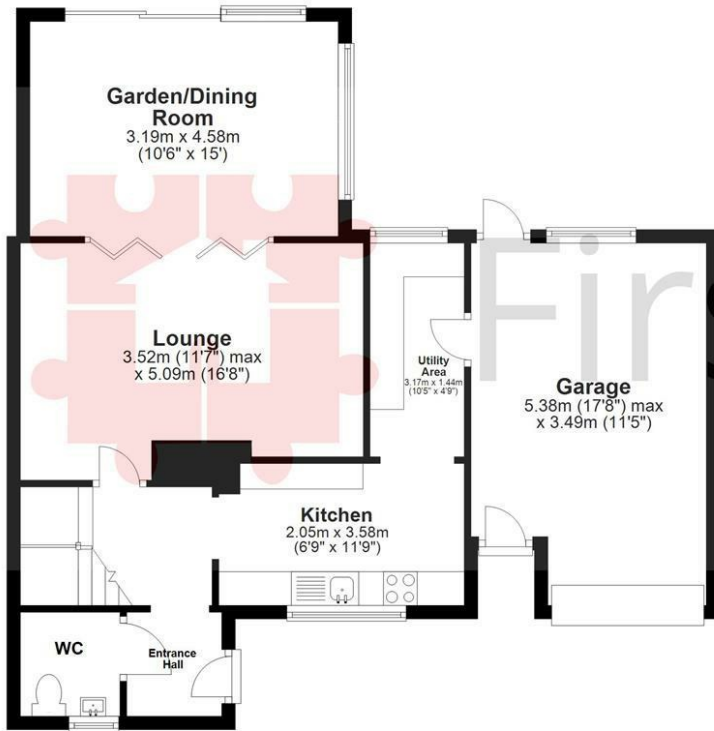
Agents Notes

The apparatus, equipment, fittings and services for this property have not been tested by the agent, 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.

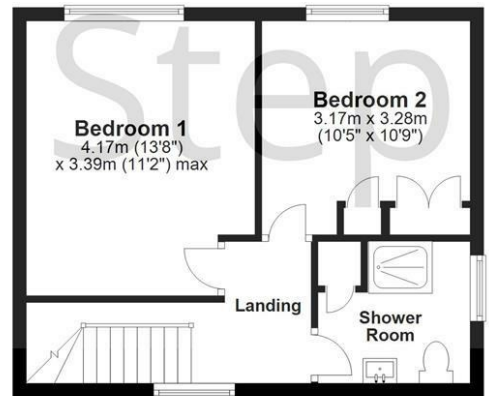
These details are to be used as a guide only and their accuracy is therefore not guaranteed



Ground Floor
Approx. 73.4 sq. metres (790.1 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.5 sq. feet)



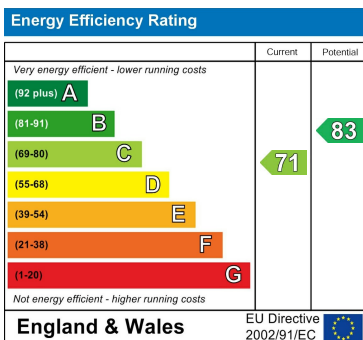
Total area: approx. 109.4 sq. metres (1177.6 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

C

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