

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**13 CHASE CLOSE, "CHURCH END",
ARLESEY, BEDS, SG15 6UT**

Price Guide

£365,000



First Step



3 Bedroom House - Semi-Detached located in Arlesey

CHAIN FREE... "Church End" location on peaceful CUL-DE-SAC... Potential to EXTEND... oversized GARAGE... Within WALKING DISTANCE TO TRAIN STATION... Driveway PARKING...

INTERNAL

Ground Floor

Porch

Door to front aspect. Window to side aspect. Laminate flooring. Door leading to:

Lounge/Diner

25'7" x 13'6"

Window to front aspect. Sliding door to rear to conservatory. Stairs to 1st floor. Feature fire place with brick surround and tiled hearth. Recess shelves with brick surround. Cupboard understairs housing consumer unit. Carpet. Archway leading to:

Kitchen

12'1" x 5'11"

Window and door to rear aspect. Oak effect wall and base units with complementary work surface and tiled splash back, single oven, 4 ring electric hob and extractor hood. Slimline dishwasher, one and a half bowl sink, tiled flooring. Door leading to:

Conservatory

14'1" x 6'1"

Sliding patio doors to rear garden. Tiled flooring. Door leading to:

Utility Room

9'9" x 6'1"

Door and window to rear aspect. Tiled flooring. Internal door leading to garage.

First Floor

Landing

Loft hatch - partially boarded fitted with light and ladder. Full height door to storage cupboard fitted with shelf. Carpet. Doors leading to:

Bedroom 1

13'6" x 9'4" into wardrobe

Window to front aspect. 4 door fitted wardrobe fitted with shelf and rail, 4 high level cupboards. Carpet.

Bedroom 2

10'1" x 8'3"

Window to rear aspect. Carpet.

Bedroom 3

10'1" x 5'0"

Window to rear aspect. Carpet.

Bathroom

Window to side aspect. White suite comprising: fully tiled paneled bath with hand held shower, wall mounted shower and glass screen, flush WC, pedestal wash hand basin with tiled splash back. Wall mounted mirror and light, heated towel rail, vinyl flooring.

EXTERNAL

Rear Garden

Fence and hedge perimeter. External light. Entertaining patio with shallow stepsto lawn area with established shrubs.

Front garden

Small garden area with lawn, paved pathway to front door.

Garage & Driveway

22'11" x 9'8"

Single oversized garage fitted with electric door, light and power. Boiler housed in garage. Driveway parking for 1 car.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council tax: Band C

Mains utilities

Traditional brick and block construction

Local Area

The property is situated in the desirable "Church End" of Arlesey which benefits from being within a 10 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 Note

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.



