



Connells

Hitchin Road,
Arlesey.

Hitchin Road,
Arlesey, SG15 6RP.

For sale offers in excess of
£375,000



Property Description

Hitchin Road, Arlesey provides excellent transport links by road or rail to London and the commute by train to King's Cross and St Pancras takes just 38 minutes. It also has direct access to the A507, A602 and the A1 motorway, making it an ideal choice for first time buyers and commuters.

Arlesey benefits from a good range of amenities including village stores, post offices, medical practice & pharmacy, pubs, restaurant plus beauty salons & barbers. The larger towns of Hitchin and Letchworth are just a short drive away with plenty to offer including many restaurants, high street stores, cafes, pubs, banks, cinema and leisure centre.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features

Recently renovated throughout with open plan living.

Set back from the main road in an exclusive cul de sac with sweeping countryside views.

Well presented kitchen and utility room.

Parking for three cars and electric car charger.

Boiler is two years old and regularly serviced.

Four piece bathroom suite.

Boarded loft.

Close to local amenities and countryside walks.



Internal

Ground Floor:

Entrance Hall

Entrance door, double glazed window, wooden flooring laid throughout, spot lights, and radiator fitted.

Cloakroom

Fitted suite with WC, wash-hand-basin, extractor fan, spot lights, and radiator fitted.

Lounge

Double glazed window, wooden flooring laid throughout, feature wood burner, and radiator fitted.

Dining Room

Wooden flooring laid throughout, and radiator fitted.

Kitchen

Fitted suite comprising of a selection of grey gloss wall and base units with worktop surround, electric oven with gas hob and extractor fan, integrated dishwasher and fridge freezer, wooden flooring laid throughout, spot lights, and radiator fitted.

Utility Room

Washer/dryer, boiler, wooden flooring laid throughout, spot lights, and double glazed door leading to the rear garden.

First Floor:

Landing

Carpet laid throughout, built-in cupboard, radiator fitted, and access to boarded loft with ladder via hatch.

Bedroom One

Double glazed window, carpet laid throughout, wooden panel feature wall, extensive fitted wardrobes, and radiator fitted.

Bedroom Two

Double glazed window, carpet laid throughout, built-in wardrobe, and radiator fitted.

Bedroom Three

Double glazed window, carpet laid throughout, and built-in wardrobe.

Bathroom

Fully fitted four piece suit comprising of a bath-tub, walk-in shower, WC, wash-hand-basin, heated towel rail, extractor fan, tiled flooring laid throughout, and double glazed window.

External

Front Garden

Laid to lawn with blocked paved patio and electric car charger.

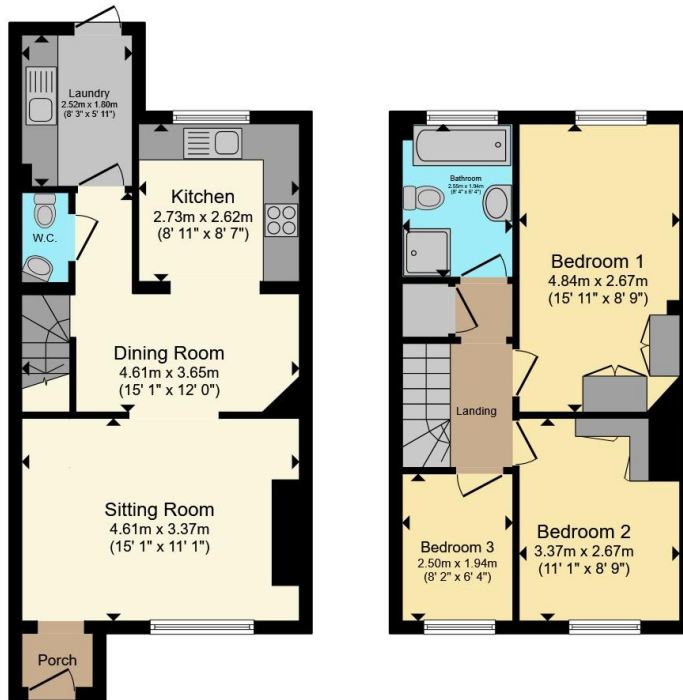
Rear Garden

Block paved patio area laid to lawn, shed, with fence surround, overlooking open fields.

Parking

Parking for three vehicles to the front of the property.





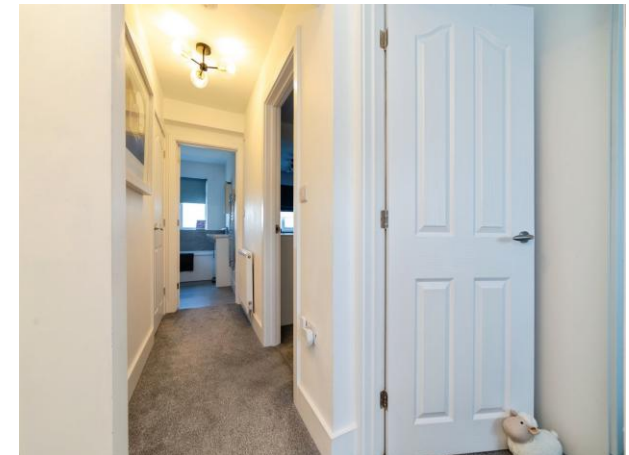
Ground Floor

First Floor

Total floor area 80.2 m² (863 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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6 Station Parade
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LCH309840



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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