

FREEHOLD



House - Semi-Detached (EPC Rating: D)

# 12 CHASE CLOSE, "CHURCH END", ARLESEY, BEDS, SG15 6UT

Price Guide

**£389,000**



First Step



3



1



2



D

# 3 Bedroom House - Semi-Detached located in Arlesey

Sought after CHURCH END location... Few minutes WALK TO TRAIN STATION... ENTERTAINING Kitchen/Diner... GARAGE plus DRIVEWAY PARKING... Garden with ENTERTAINING PATIOS... Downstairs CLOAKROOM... Light & spacious Lounge... 3 bed SEMI-DETACHED...

## INTERNAL

### Ground Floor

#### Entrance Porch

Door to front aspect, window to side aspect. Karndean flooring. Door leading to:

#### Lounge

16'10" x 13'6"

Window to front aspect. Electric wall mounted fire, vertical radiator, under stairs storage cupboard. Staircase to first floor. Continuation of Karndean flooring. Glazed double doors opening to:

#### Kitchen/Dining Room

20'11" x 14'2"

Dining Room: Window to rear aspect. Vertical radiator. Continuation of Karndean flooring. Opening leading to:

Kitchen: Two windows to rear aspect. A range of oak effect wall and base units with complementary work surface and tiled splash back. Integrated fridge/freezer, dishwasher, double oven, 4 ring gas hob, and extractor hood, space and plumbing for washer/dryer concealed in matching base units. One and a half bowl sink, under plinth remote control multi-coloured lighting, ceramic tiled flooring. Door leading to:

#### Boot Room

Door to rear aspect. Ceramic tiled flooring, opening to garage. Door leading to:

#### Cloakroom

White suite comprising: push button wc, vanity wash hand basin with tiled splash back. Ceramic tiled flooring.

### First Floor

#### Landing

Loft hatch: Partially boarded, fitted with light and ladder. Full height cupboard fitted with shelves. Carpet. Doors leading to:

#### Bedroom 1

13'6" x 9'5"

Window to front aspect. 4-door built-in wardrobe fitted with shelves, rail and drawers. plus 4 high level storage cupboards. Carpet.

#### Bedroom 2

9'11" x 8'4"

Window to rear aspect. Carpet.

#### Bedroom 3

9'11" x 4'11"

Window to rear aspect. Full height door storage cupboard fitted with shelf and rail. Carpet.

#### Shower Room

Window to side aspect. White suite comprising: Large fully tiled shower with glass door, push button wc, vanity wash hand basin. Heated towel rail, ceramic tiled flooring.

## EXTERNAL

### Front/Driveway

Paved frontage with driveway parking for 1 car. Personnel door into garage.

### Rear Garden

Fence and hedge perimeter. Entertaining patio with paved pathway and shallow steps down to lawn leading to a second entertaining patio area. Established shrubs and plants, rockery with water feature. Green house. External light and tap

### Garage

16'2" x 10'0"

Personel door into single garage from driveway, with additional access from the boot room. Garage fitted with light, power, housing the boiler.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Rating 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 7 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.

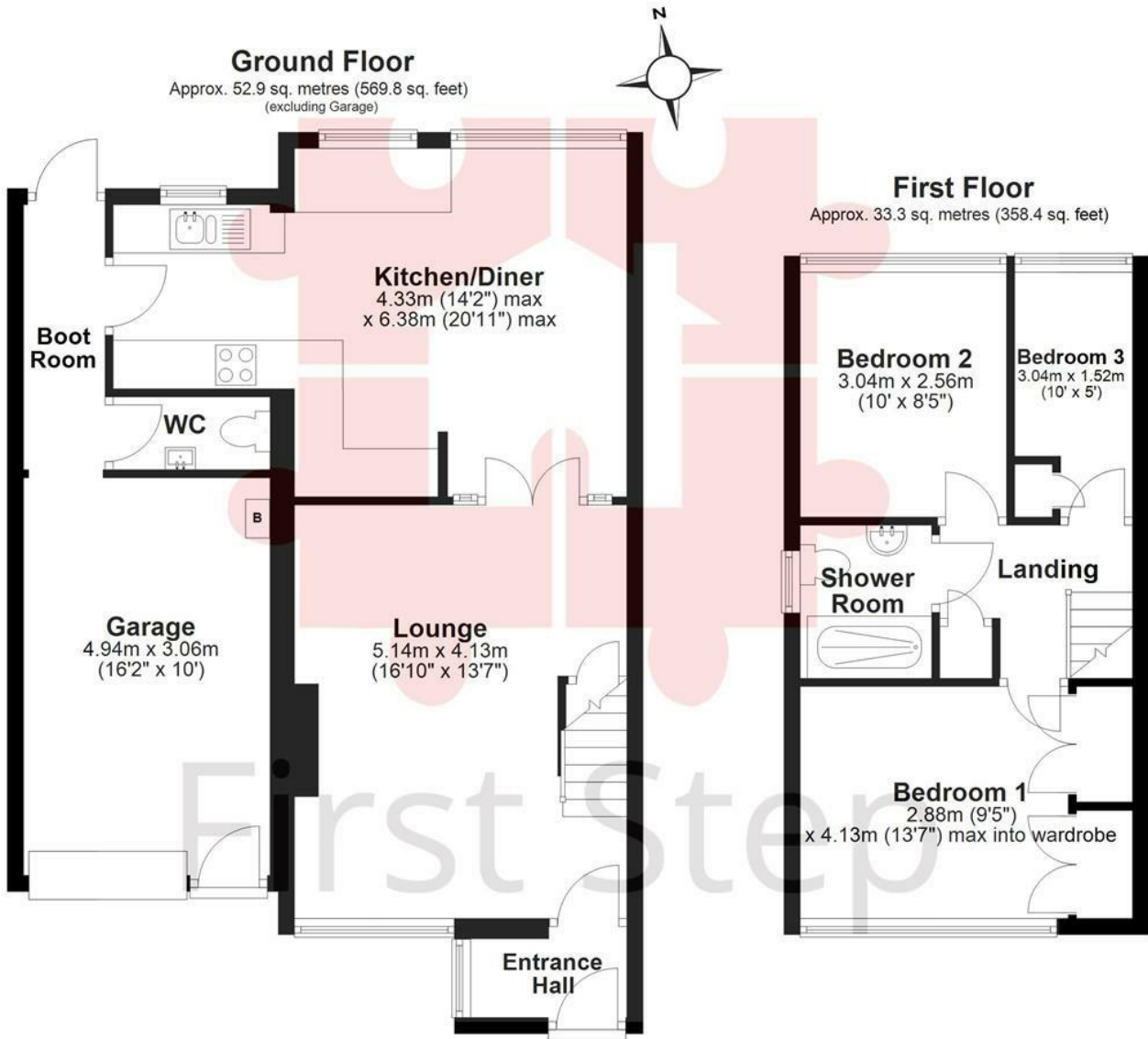
There are many nearby middle schools and upper schools of Etonbury Academy and Samuel Whitbread Academy.

#### 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.

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



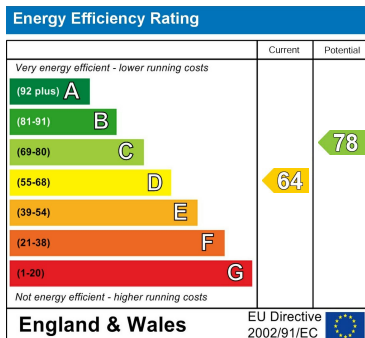


Total area: approx. 86.2 sq. metres (928.1 sq. feet)

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