

FREEHOLD



House - Detached (EPC Rating: D)

9 Hitchin Road, Arlesey, Beds, SG15 6RR

Price Guide

£355,000



First Step

3 1 1 D

3 Bedroom House - Detached located in Arlesey

CHAIN FREE... 3 DOUBLE bedrooms... GARAGE... Driveway PARKING... Low maintenance GARDEN... ENTERTAINING Kitchen/Diner... HUGE POTENTIAL to modernise.... Close to all local amenities...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door from front aspect. Vinyl flooring. Door leading to Living Room.

Living Room

16'5" x 12'4"

Window to front aspect. Brick fire place with stone hearth and shelf, fitted with electric fire. Low level door to understairs storage cupboard. Staircase to first floor. Door leading to Kitchen/Diner.

Kitchen/Diner

24'5" x 7'10"

Window and French doors to rear aspect. Fitted with wall and base wood effect kitchen units with matching laminate worksurface with tiled splash back areas. Integrated double oven and electric hob. Plumbing and spaces for washing machine and fridge/freezers.

Landing

Double door airing cupboard shelved and housing the boiler, service 2024. Loft access: boarded. Carpet. Doors leading to:

FIRST FLOOR

Bedroom 1

12'7" x 10'0"

Window to front aspect. Wooden floorboards. 2 door built-in wardrobe fitted with shelf and rail.

Bedroom 2

11'9" x 9'6"

Window to front aspect. Carpet. 1 door built-in wardrobe fitted with shelf rail.

Bedroom 3

12'8" x 7'10"

Window to rear aspect. Carpet. 2 door built-in wardrobe, fitted with shelf and rail.

Bathroom

Window to rear aspect. White suite comprising: panelled bath, corner shower cubicle, push button wc and wash hand basin with 2 door vanity unit. Vinyl flooring, wall light with shaver point.

EXTERNAL

Front Garden

Wooden low level fence and established shrub border to front garden mainly laid to lawn. Pathway to front door and side gated access to right hand side with side passage to left hand side.

Rear Garden

Fence perimeter with established tree. Paved pathway with low level retaining wall with step up to raised patio area. Side gated access.

Garage and Driveway Parking

Integral garage with up and over door, fitted with light and power. Driveway parking for 1 vehicle.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D



Council Tax: Band D

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

Traditional Brick and block construction

Mains utilities

Local Area

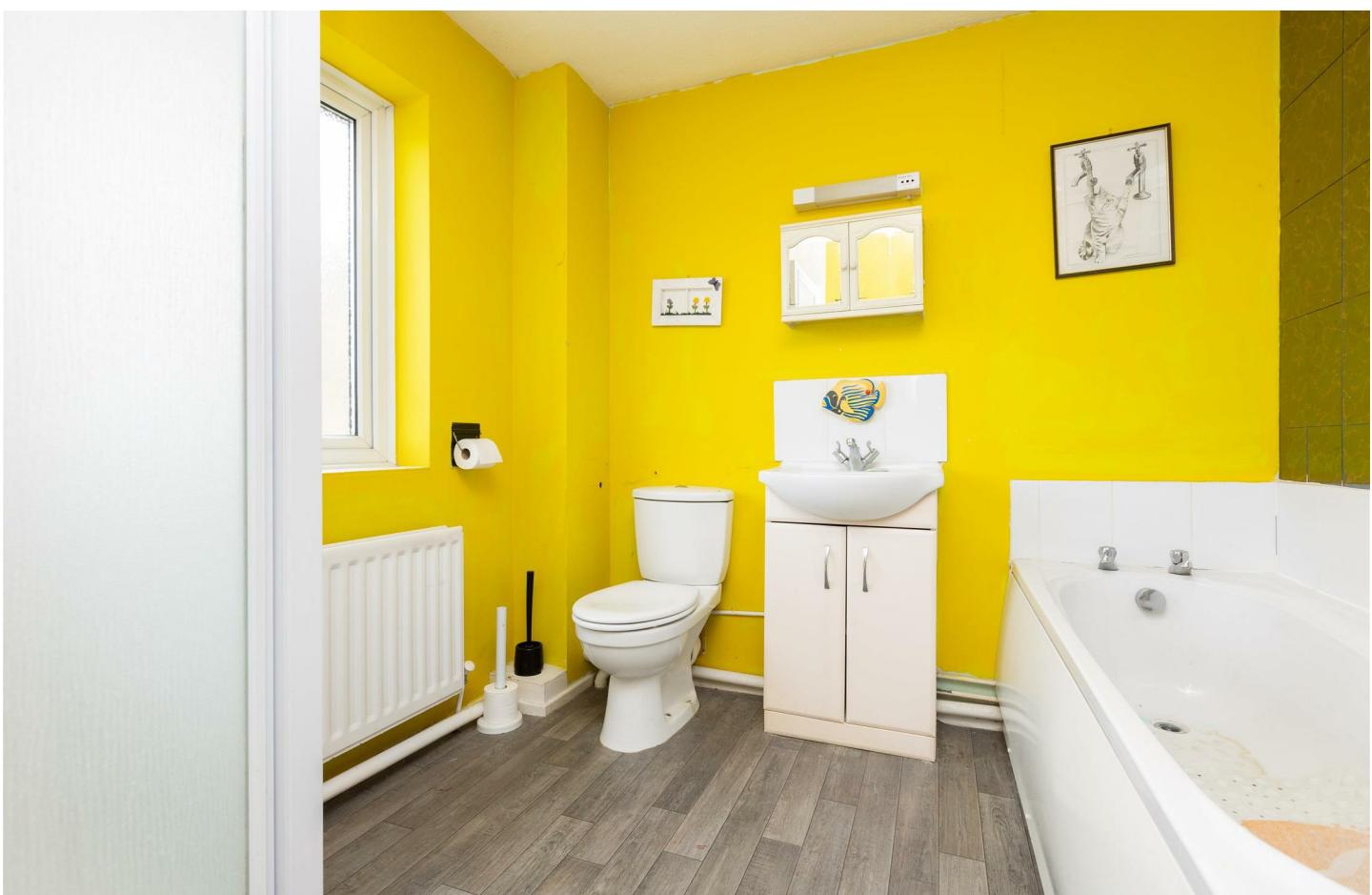
The property is situated to the heart of Arlesey and benefits from the lovely open countryside close by with excellent cycle route, a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, several local pubs and the local lower school, Gothic Mede Academy.

Arlesey is also only a few minutes from the A1(M) with the added advantage of a train service with fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins).

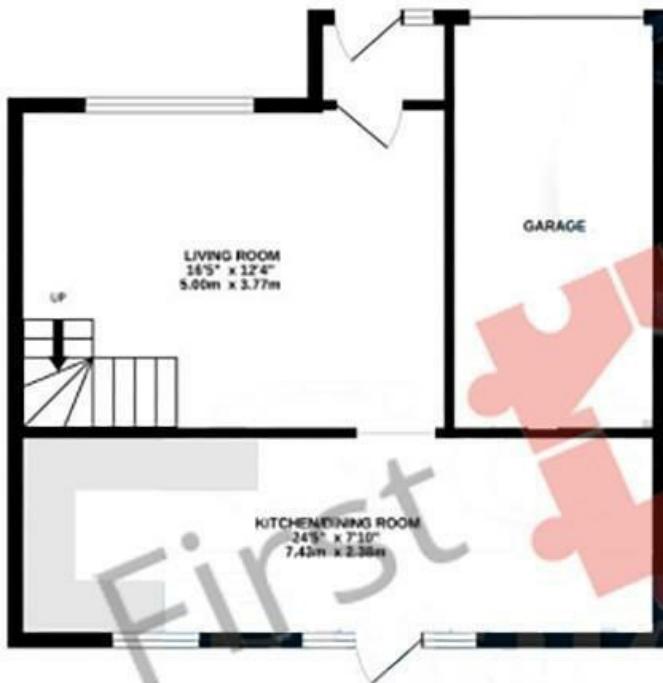
Agents Notes

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.





GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.

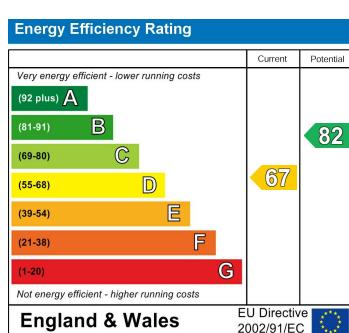
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

D

Energy Performance Graph



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First Step