

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**23 HOWBERRY GREEN, ARLESEY, BEDS,  
SG15 6ZA**

**Price Guide**

**£350,000**



First Step



# 3 Bedroom House - Semi-Detached located in Arlesey

CHAIN FREE... 3 bed SEMI-DETACHED family home... GARAGE & DRIVEWAY parking... ENTERTAINING Kitchen/Diner... Light & spacious lounge... WEST facing garden... CUL-DE-SAC location...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Carpet. Door into entrance hallway with cloakroom and then door leading to Lounge:

#### Cloakroom

Window to front aspect. White suite comprising: push button wc, vanity wash hand basin, half panelled walls. Wall mounted consumer unit. Laminate flooring.

#### Lounge

14'7" x 14'5"

Window to front aspect. Staircase to first floor. Under stairs storage cupboard. Carpet. Opening to:

#### Kitchen/Diner

14'7" x 10'10"

Window and sliding patio doors to rear aspect. A range of light wood effect wall and base units with complementary work surface and tiled splash back. Integrated single oven, 4 ring gas hob and extractor hood,. Freestanding appliances included: under counter washing machine, dishwasher and upright fridge/freezer. Wall mounted boiler, single bowl sink and drainer, under plinth lighting. Ceramic tiled flooring in kitchen area, carpet in dining area.

### First Floor

#### Landing

Full height cupboard housing the water tank fitted with shelves. Carpet. Doors leading to:

#### Bedroom 1

14'2" x 8'2"

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

#### Bedroom 2

11'8" x 8'2"

Window to rear aspect. Carpet.

#### Bedroom 3

8'7" x 6'1"

Window to front aspect. Loft hatch: Partially boarded fitted with light and ladder. Over stairs storage cupboard. Carpet.

#### Bathroom

Window to rear aspect. White suite comprising: Fully tiled corner shower with glass door, push button wc, vanity wash hand basin. Shaver point, heated towel rail, mirrored wall mounted storage cabinet. Ceramic tiled flooring.

## EXTERNAL

### Front Garden

Low level hedge and picket fence to front and side perimeter. Garden area laid to lawn with shingle area borders, central paved pathway to front door. External light. Side gated access.

### Rear Garden

West facing garden with fence perimeter. Entertaining patio and lawn with established plants and shrubs. Wall mounted electric awning. External light, tap, side gated access.

### Garage/Driveway

18'6" x 9'3"x

Single garage with up and over door fitted with light, power, eave storage and vented for a tumble dryer. Driveway parking in front for 1 car.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band D

Mains utilities

Traditional brick and block construction

### Local Area

The property is situated towards the perimeter 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).

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.

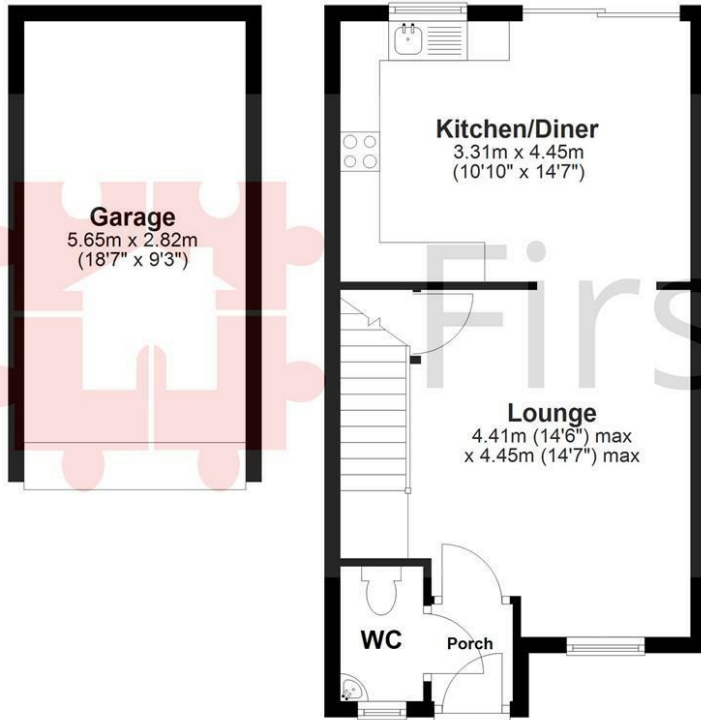
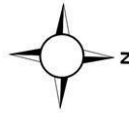
#### Agents Note

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.

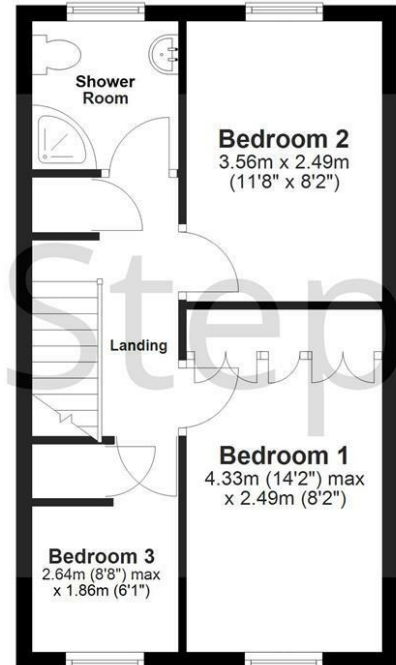
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



**Ground Floor**  
Main area: approx. 36.6 sq. metres (393.8 sq. feet)  
Plus garages, approx. 15.9 sq. metres (171.3 sq. feet)



**First Floor**  
Approx. 35.6 sq. metres (383.7 sq. feet)



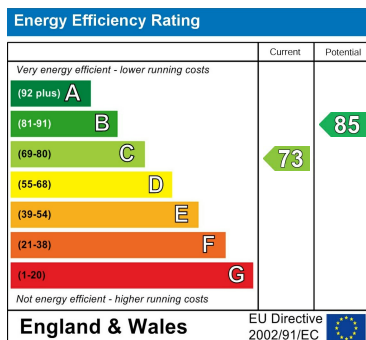
**Main area: Approx. 72.2 sq. metres (777.5 sq. feet)**  
Plus garages, approx. 15.9 sq. metres (171.3 sq. feet)

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

**D**

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**