

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**48 STOTFOLD ROAD, "CHURCH END",
ARLESEY, BEDS, SG15 6XT**

Offers Over

£475,000



First Step



3



1



2



D

3 Bedroom House - Semi-Detached located in Arlesey

3 DOUBLE bedrooms... 170 FT LONG SOUTH FACING GARDEN... Sought after CHURCH END location... GARAGE & Driveway parking for 5 CARS... Huge potential... Within 5 minutes WALKING DISTANCE TO TRAIN STATION...

INTERNAL

Ground Floor

Entrance porch

Door to front aspect, window to side aspect. Ceramic tiled flooring. Door leading to:

Entrance Hallway

Door to front aspect. Open under-stairs storage area. Carpet. Staircase leading to first floor. Doors leading to:

Living Room

19'9" x 11'5"

Window to front aspect. Sliding doors to conservatory. Feature fire place with brick surround, gas has been capped. Carpet.

Kitchen

14'6" x 10'3"

Window and french doors to rear aspect. A range of white wall and base units including corner carousel with complementary work surface and tiled splash back. Integrated fridge/freezer, dishwasher, double oven, 4 ring induction hob and extractor hood. Full height storage cupboard. One and a half bowl sink, under plinth lighting. Ceramic tiled flooring. Personnel door to garage. Door leading to:

Conservatory

17'8" x 12'0"

Triple aspect windows to sides and rear, french door to rear aspect. Ceramic tiled flooring.

Cloakroom

Window to side aspect. White suite comprising: push button wc, wall mounted wash hand basin with tiled splash back. Ceramic tiled flooring.

First Floor

Landing

Window to rear aspect. Loft access: Partially boarded fitted with light. Full height storage cupboard fitted with shelves. Carpet. Doors leading to:

Bedroom 1

12'5" x 11'1"

Window to front aspect. Four door sliding mirrored built-in wardrobe fitted with shelves and rail. Carpet.

Bedroom 2

11'5" x 11'3"

Window to front aspect. Full height storage cupboard fitted with shelves and rail. Carpet.

Bedroom 3

8'5" x 8'2"

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

Bathroom

Window to rear aspect. White suite comprising: Fully tiled corner shower cubicle fitted with glass door, concealed push button wc, vanity wash hand basin. Heated towel rail, shaver point, wall mounted mirror, ceramic tiled flooring.

EXTERNAL

Front Garden & Driveway Parking

Small garden area with tree, bushes and plants. One sided fence perimeter. Paved pathway to storm porch and front door. External light, side gated access. Driveway parking for 5 cars.

Rear Garden

170 ft long south facing garden with fence perimeter. Large entertaining patio leading to large lawn area with fish pond and border with established shrubs, trees and plants. Two garden sheds, one fitted with shelves plus a green house, four water butts, large apple tree. External light, tap, side gated access.

Garage

Single garage, with up and over door, fitted with light, power and eave storage, housing the boiler and personnel door to kitchen.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band D

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 5 minute walk to 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.

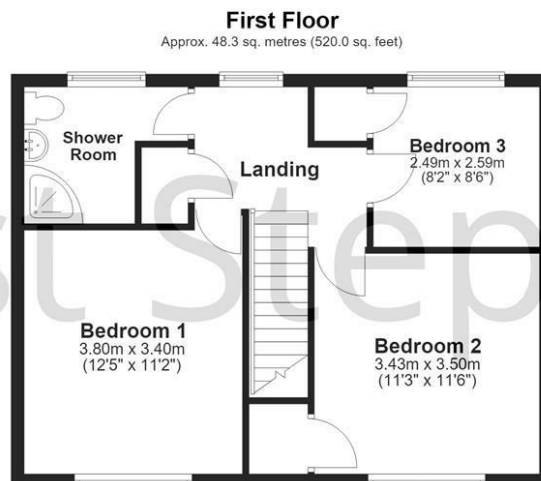
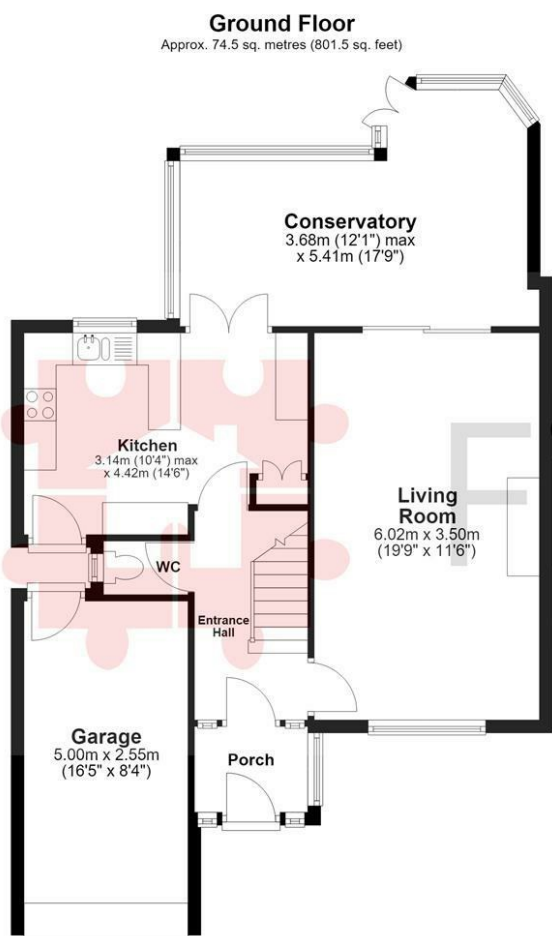
There are many nearby middle schools and upper schools of Etonbury Academy and Samuel Whitbread Academy.

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.





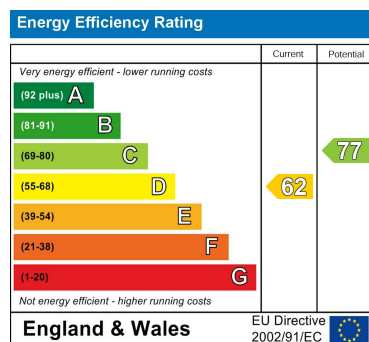
Total area: approx. 122.8 sq. metres (1321.5 sq. feet)

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