



35 Stoffold Road • Arlesey • Bedfordshire • SG15 6XL

£1,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## THE ACCOMMODATION

Porch • Hall • Cloakroom/WC • Sitting Room • Dining Room • Conservatory • Kitchen  
Landing • Bedroom 2 • Bedroom 3 • Bedroom 4 • Family Bathroom  
Landing • Master Bedroom with en suite Shower Room

# IMPRESSIVE FOUR BEDROOM HOME WELL APPOINTED

## THE PROPERTY

This attractive semi detached house has been extended and improved to a very high standard by the owners and provides beautifully appointed accommodation with solid oak doors internally, uPVC double-glazed windows and gas fired central heating. The main reception areas have oak flooring and the master bedroom suite is really impressive and had its own en suite shower room. The other three bedrooms are served by a well-appointed family bathroom with both bath and shower.

The property is available for rent unfurnished.

## THE OUTSIDE

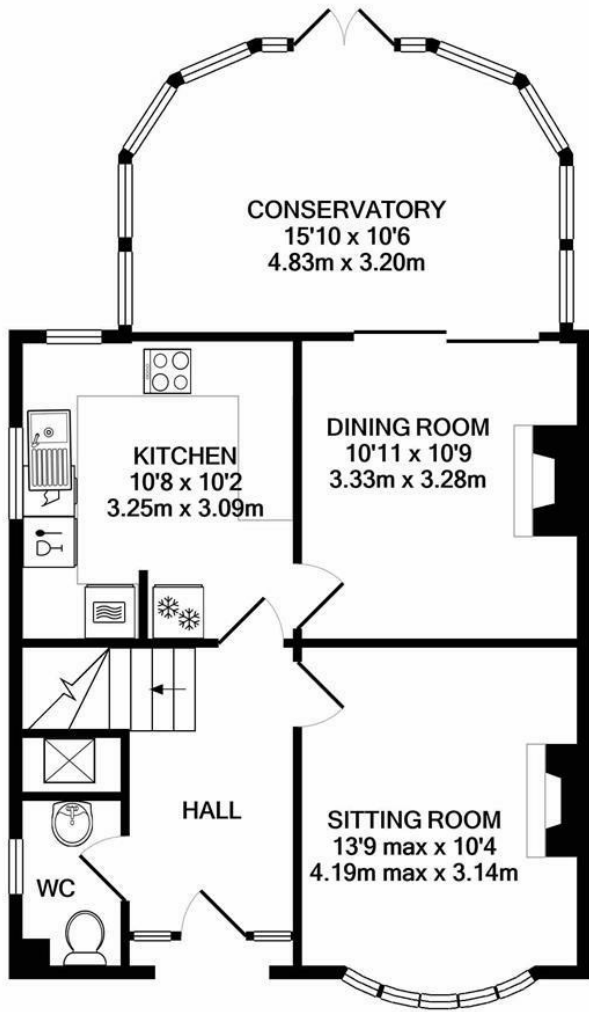
The gated front garden has block paved hard-standing providing good off-street parking.

The outstanding rear garden is some 140' (42.67m) in length and is laid to lawn with mature trees, pond, water feature and many other attractive features.

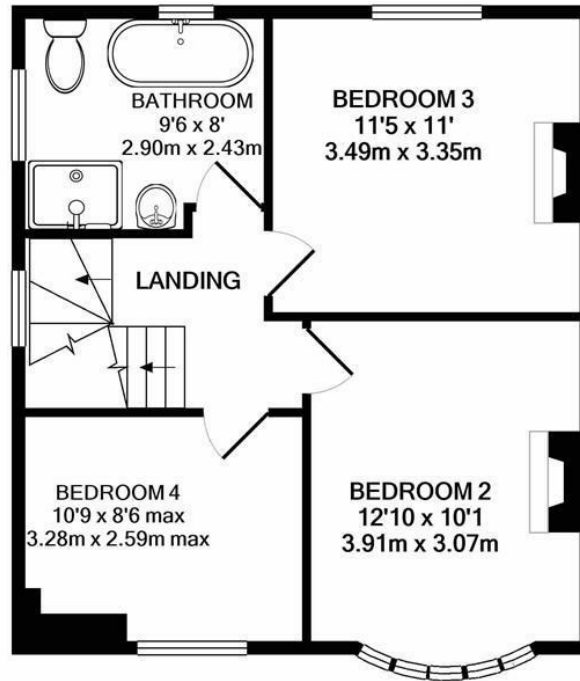
## THE LOCATION

35 Stotfold Road occupies a very convenient location at the northern end of the village of Arlesey on the Bedfordshire/Hertfordshire border. It is within a quarter of a mile of Arlesey railway station and 3 miles from Junction 10 on the A1(M). The fastest commuter trains to London Kings Cross take just 39 minutes. It is just over 4 miles from the centre of Letchworth Garden City and 7 miles from the centre of Hitchin. Both towns offer a wide range of facilities.

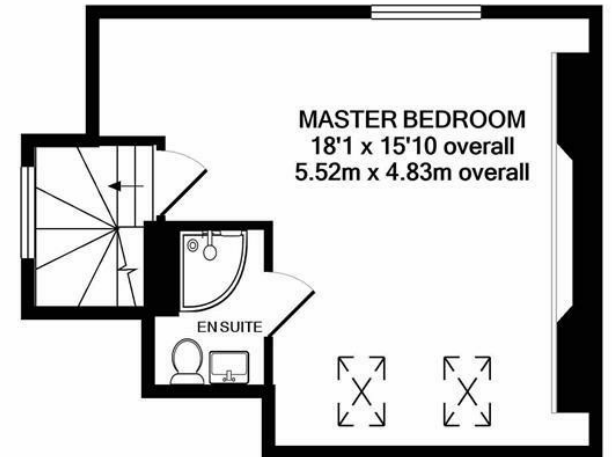




GROUND FLOOR  
APPROX. FLOOR  
AREA 624 SQ.FT.  
(58.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 278 SQ.FT.  
(25.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.1 SQ.M.)  
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## EPC RATING

Band - C

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

## LOCAL AUTHORITY

Central Bedfordshire Council  
Priory House, Monks Walk  
Chicksands  
Shefford  
Bedfordshire SG17 5TQ

Tel: 0300 300 8301

[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## COUNCIL TAX

Band - C

## RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

## DILAPIDATIONS DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

## Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

[www.charterwhyman.couk](http://www.charterwhyman.couk)