

FREEHOLD



House - End Terrace (EPC Rating: C)

22 Glossop Way, Arlesey, Beds, SG15 6YG

Price Guide

£430,000



First Step



4 Bedroom House - End Terrace located in Arlesey

3 DOUBLE bedrooms plus 4th bedroom... Large L-SHAPE SOUTH facing garden... ENTERTAINING Kitchen/Diner... CONSERVATORY with UNDERFLOOR heating... Living Room with JULIET BALCONY... WOODEN SHUTTERS...

INTERNAL

GROUND FLOOR

Entrance Hallway

UPVC wood effect half glazed front door, laminate flooring. Staircase to first floor and ground floor doors leading to:

Kitchen/Dining Room

15'7" x 12'5"

Double glazed window and door to rear aspect into conservatory. Fitted with a range of Maple wall and base units with complementary dark work surface. Fitted with Range oven with 3 ovens and 7 gas hobs, extractor fan. Space for large American style fridge freezer, dishwasher and washing machine. Under plinth lighting. Stainless steel one and a half bowl sink. Continuation of laminate flooring, Worcester boiler housed in unit. Door leading to:

Conservatory

12'11" x 10'9"

Brick based 3 sided conservatory, with French doors leading to the rear garden and heat reflective roof. Laminate flooring fitted with underfloor heating.

Study/Bedroom 4

8'3" x 8'2"

Double glazed window to front aspect fitted with wooden shutters. Continuation of laminate flooring. Full height door to understairs storage cupboard, housing the consumer unit.

Cloakroom

White suite comprising: wall mounted wash hand basin & vanity unit, push button wc & handheld douche spray,

chrome heated towel rail, fully tiled, walls, ceramic tiled flooring. Wall mirror with light.

FIRST FLOOR

Landing 1

Full height door to shelved airing cupboard. Wide recess fitted with storage unit with cupboards and drawers. Doors leading to:

Living Room

15'7" x 12'5"

Two double glazed French doors fitted with wooden shutters with Juliette balcony to rear aspect. Feature light stone fire surround with electric fire. Feature wall panelling and laminate flooring.

Bedroom 3

12'5" x 8'10"

Two double glazed window to front aspect fitted with wooden shutters. Built-in 3 door wardrobe fitted with shelf and rails. Laminate flooring.

SECOND FLOOR

Landing 2

Carpet. Loft access. Doors leading to:

Bedroom 1

12'6" x 10'10"

Two double glazed windows to rear aspect fitted with wooden shutters. Built-in 5 door mirror wardrobe, fitted with lights, shelf, rail, drawers. Laminate flooring. Door leading to:



Bedroom 1 En-suite

White suite comprising: wall mounted wash hand basin & vanity unit, push button wc fitted & handheld douche spray. Fully tiled shower with bi-fold glass door and recess storage. Ceramic tiled flooring, shaver point, chrome heated towel rail.

Bedroom 2

12'5" x 9'0"

Two double glazed windows to front aspect fitted with wooden shutters. Laminate flooring, Built-in 4 door wardrobe fitted with shelf, rail and drawers with matching dressing table/work station with further drawers and overhead storage cupboards.

Bathroom

White suite comprising: panelled. fully tiled bath with wall mounted shower. pedestal wash hand basin, push button wc. Chrome heated towel rail, ceramic tiled flooring, shaver point.

EXTERNAL

Front Garden

Paved pathway with step up to storm porch, leading to the front door. External light and established shrubs.

Rear Garden

L-Shaped south facing fenced perimeter enclosed garden with patio area leading to lawn area. Personal door to garage. Stepping stones leading to Summerhouse. External light and outside tap to the side on the driveway.

Garage & Parking

Single garage with up and over door with a pitched roof, eave storage, light & power, plus personal door to garden. Hardstanding driveway for 2 vehicles in front of garage.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band D

Brick and Block construction

Mains utilities

Local Area

The property is situated in Church End, Arlesey, which benefits from the lovely open countryside close by with excellent cycle routes, whilst also being only a few minutes walk to the train station and a few minutes in the car from the A1(M). Arlesey also benefits from a train service with



fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins).

Arlesey boasts a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and several local pubs.

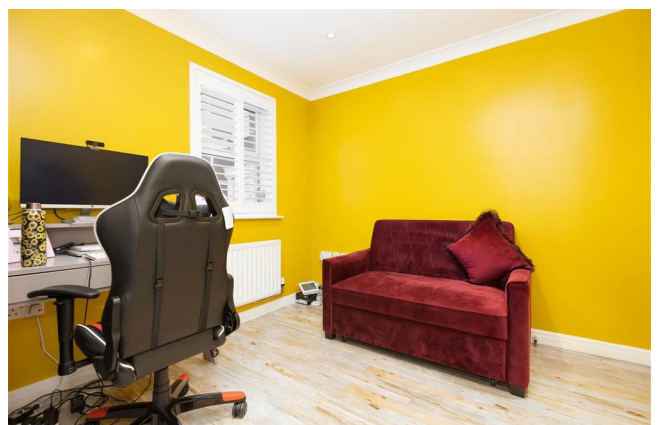
There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby schools with Pix Brook Academy, Etonbury Academy and Samuel Whitbread Academy.

Agents Note

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.

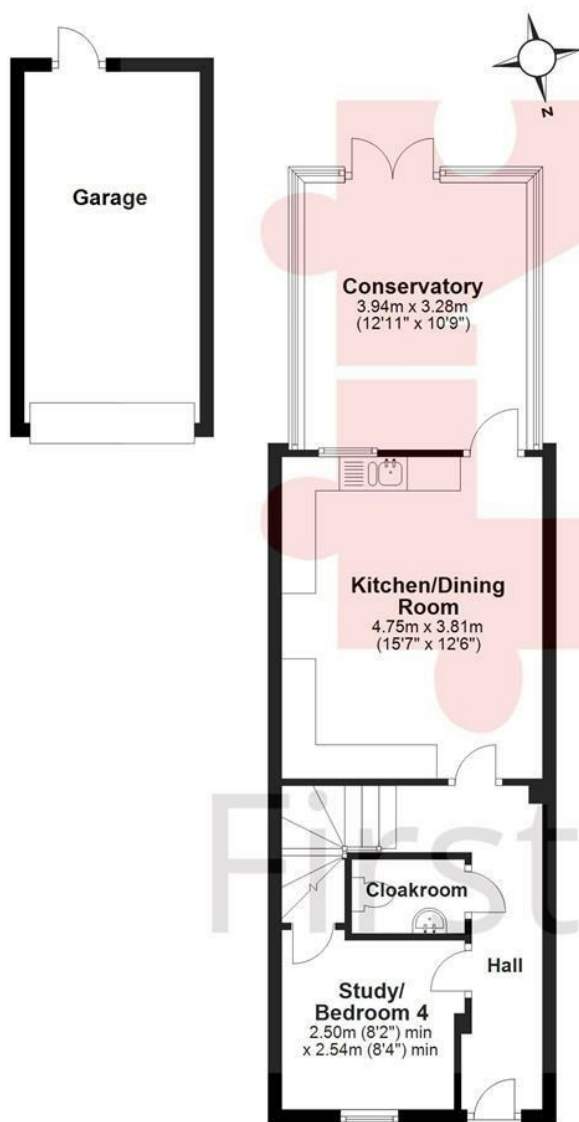
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





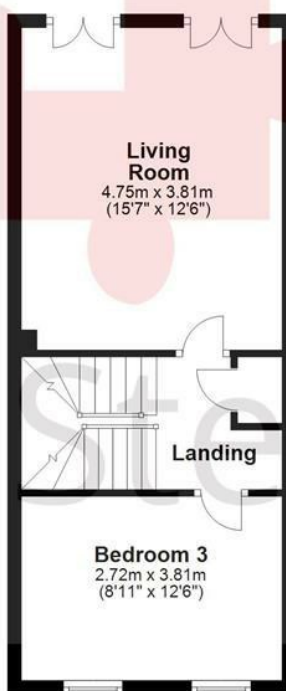
Ground Floor

Approx. 50.1 sq. metres (539.3 sq. feet)



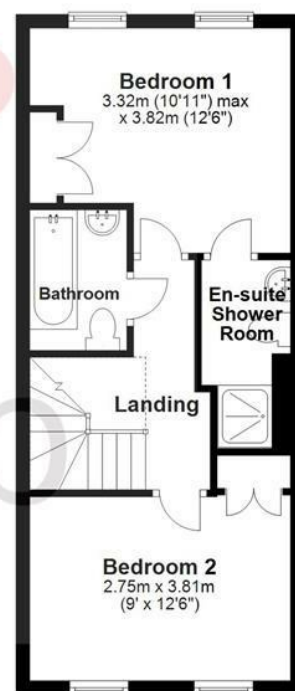
First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



Second Floor

Approx. 36.9 sq. metres (397.7 sq. feet)

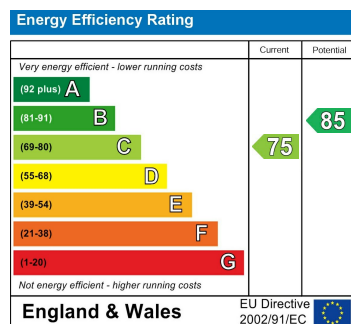


Total area: approx. 123.8 sq. metres (1332.5 sq. feet)

Council Tax Band

D

Energy Performance Graph



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First Step