

FREEHOLD



House - Detached (EPC Rating: D)

**44 Stotfold Road, "Church End", Arlesey,
Bedfordshire, SG15 6XT**

Guide Price

£775,000



First Step

3 2 3 D

3 Bedroom House - Detached located in Arlesey

Large PLOT 255' x 47' with SOUTH facing garden... Lapsed Bungalow PLANNING PERMISSION... Purpose built OFFICE... Feature INTERNAL WELL... Feature LOG BURNERS... Parking for circa 10 CARS... 3 DOUBLE bedrooms...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Tiled flooring. Staircase leading to 1st floor fitted with carpet stair runner. Ground floor doors leading to Dining Room and Lounge.

Lounge

14'11" x 11'10"

Sash bay window to front aspect. Bespoke fitted window seat, with lift up storage and fitted with cushion. Chimney with exposed brick inner, wooden fire surround, marble hearth and fitted with log burner. Full height door to under stairs storage cupboard housing consumer unit. Ceramic wood effect flooring. Door leading to:

Utility Room

12'0" x 11'4"

Sash window to side aspect. A range of wall grey wall and base units with complementary laminate square edge work surface, Mermaid bathroom splash back, space for free standing washing machine and tall fridge freezer, single sink and drainer, feature arch brick work, Karndean flooring. Door leading to Kitchen and Shower Room.

Shower Room

High level window and stable door to rear aspect. White suite comprising: large walk in shower with glass screen, Mermaid bathroom wall panelling, push button WC, wash hand basin with vanity unit, traditional style heated towel rail, ceramic flooring.

Dining Room

15'7" x 11'10"

Sash bay window to front aspect. Chimney with exposed brick inner, wooden fire surround, marble hearth and fitted with log burner. Ceramic flooring. Door leading to:

Kitchen/Breakfast Room

15'11" x 14'9"

Dual aspect sash windows to rear and side, French door to rear aspect. A range of grey wall and base units, with complementary quartz work surface and up stand. Built in display plate stand. Integrated dish washer with space and plumbing for an American style fridge freezer, fitted Rangemaster oven with 3 doors, 5 ring gas hob, hotplate and extractor, butler sink. Feature fresh water well with heavy duty safety glass, fitted with lighting and water pump. Karndean flooring.

First Floor

Bedroom 1

12'10" x 11'10"

Dual aspect sash windows to front and rear aspects. 4-door built in wardrobe fitted with shelf, rail, drawer pack - plus 4 high level doors. Carpet.

Bedroom 2

12'1" x 11'4"

Sash window to side aspect, 4-door built in wardrobe fitted with shelf, rail, drawer pack - plus 4 high level doors. door built in wardrobe fitted with rail and shelf. Cast iron feature fire place. Carpet.

Bedroom 3

12'10" x 8'4"

Sash window to front aspect. Fitted open wall shelves. Cast iron feature fire place. Loft access: partially boarded fitted with ladder, light & housing the boiler. Carpet.

Bathroom

Sash window to front aspect. White suite comprising: fully tiled paneled bath, wall mounted shower, high level traditional style flush WC, pedestal wash hand basin. Fully tiled walls, 2 door cupboard fitted with shelves, traditional style heated towel rail, shaver point, wall mounted mirror with light, ceramic tiled flooring.

EXTERNAL



Front Garden

Low level wall and railing to perimeter. Garden with established shrubs and decorative shingle. Paved pathway to front door. External light, side gated pedestrian access and electric double gates for vehicular access. Driveway parking for 3 cars.

Rear Garden

South facing garden with fence perimeter. External light, tap and power. Covered wood storage. Large entertaining patio and large turfed area with feature pond fitted with filter and pump. Stoned driveway leading from front to back of garden. Low level fence to "cottage garden" with vegetable patch, fruit trees, Green house and large water storage tanks. Stoned parking area to rear for approx 8 cars.

Office - currently used as Physiotherapist Clinic

19'3" x 8'7"

Purpose built brick and composite cladding office. Double doors and window to front, fitted with light, power and hot water, ceramic tiled flooring.

Summerhouse

12'4" x 9'1"

Wooden Summerhouse with French doors and windows, with covered porch seating.

Double Garage/Workshop

20'10" x 17'4"

Detached double garage/workshop with full height double sliding doors, fitted with light, power, eave storage & separate consumer unit, 2 car ports with additional eave storage.

Additional Property Details

Lapsed planning permission for a bungalow in the rear garden, planning number MB/06/00928/OUT

Freehold

EPC: D

Council Tax: Band E

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 of 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.

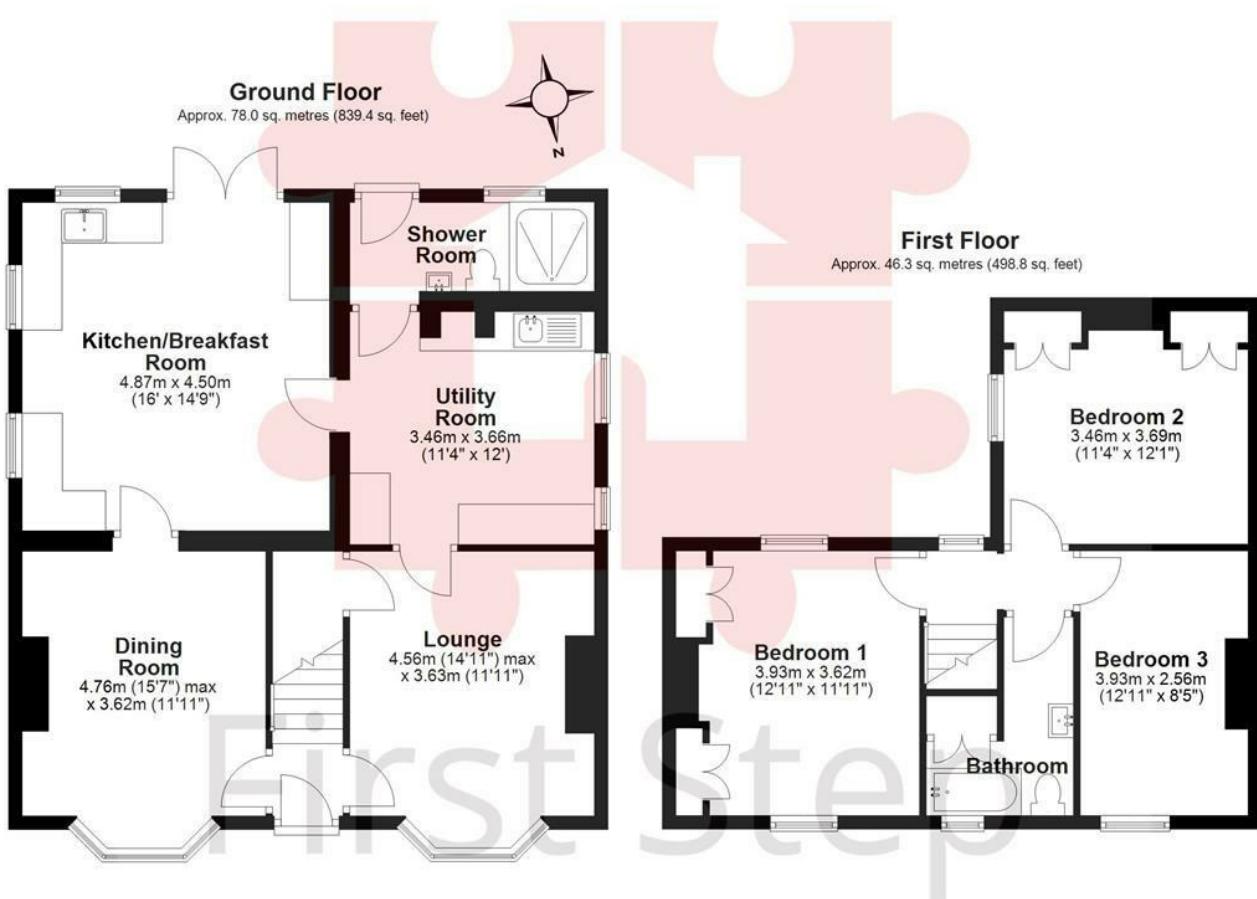
Agents Notes

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.

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





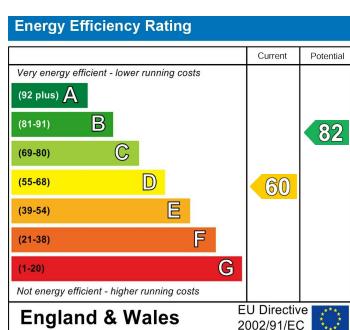


Total area: approx. 124.3 sq. metres (1338.2 sq. feet)

Council Tax Band

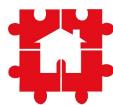
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Energy Performance Graph



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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