

FREEHOLD



Chalet Bungalow - Detached (EPC Rating: D)

**67 Hitchin Road, Arlesey, Beds, SG15 6RS**

**Price Guide**

**£525,000**



First Step



4



2



1



D

# 4 Bedroom Chalet Bungalow - Detached located in Arlesey

DETACHED chalet bungalow... STUNNING Kitchen/Diner... Utility Room... 4 bedrooms... Bathroom & Shower Room... Garage & Driveway parking for 6 CARS... Secluded WRAP AROUND GARDEN...

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Door to front aspect. Ceramic tiled flooring. Under-stairs storage cupboard. Staircase to first floor. Doors leading to:

#### Lounge

12'5" x 12'0"

Bay window to front aspect. High level fitted cupboards. Carpet.

#### Kitchen Area

17'4"x 10'4"

Door and high level window to side aspect. A range of wall and base units in Azure blue and Ice white, with complementary granite work surface and up stand. Integrated full height fridge, dishwasher and under counter freezer, Neff "slide and hide" oven plus Neff combination oven/microwave. Inset sink with drainer grooves, under plinth lighting, corner carousel storage. Matching free standing island, with power point, induction hob, pop up downdraft extractor, pull-out spice racks, bar stool seating. Ceramic tiled flooring with underfloor heating. Open plan to:

#### Dining Area

17'4" x 11'11"

French doors & full height windows to rear, plus glass lantern skylight with blue tinted glazing. Open plan to Kitchen.

#### Bedroom 4 / Study

12'2" x 9'9"

Window to front aspect. Wood flooring.

#### Utility Room

10'4" x 8'9"

Window to rear and door to side aspect. White base units with complementary work surface and tiled splash back. Space and plumbing for 3 appliances. Laminate flooring.

#### Bathroom

Window to side aspect. White suite comprising: Concealed flush WC, vanity wash hand basin, fully tiled paneled bath with wall mounted shower and glass screen. Tiled flooring

### SECOND FLOOR

#### Landing

Velux window to front aspect. Recessed storage area fitted with rail, low level door to eave storage. Carpet.

#### Bedroom 1

16'8" x 8'3"

Window to rear aspect. Carpet.

#### Bedroom 2

10'5" x 8'3"

Window to rear aspect. Currently used as dressing room: fitted with bespoke fitted wardrobes, drawers, rails and lights. Laminate flooring.

#### Bedroom 3

9'3" x 7'9"

Window to rear aspect. Carpet.

#### Shower Room

Velux window to front aspect. White suite comprising: Concealed flush WC, vanity wash hand basin, large shower with glass door and waterproof wall panel system. Heated towel rail, lighted mirror. Ceramic tile flooring.





## EXTERNAL

### Rear Garden

Fence perimeter. External light, tap, side gated access. Paved area to side plus entertaining patio and lawn to rear. Small garden shed and wooden pergola. Personal rear door to garage.

### Driveway

Fence perimeter. Block paved driveway with parking for up to 6 cars, fitted with EV charger. External light.

### Garage

15'5" x 7'10"

Single garage fitted with up and over door, light and power. Personal door to rear garden.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

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).

## Agents Note

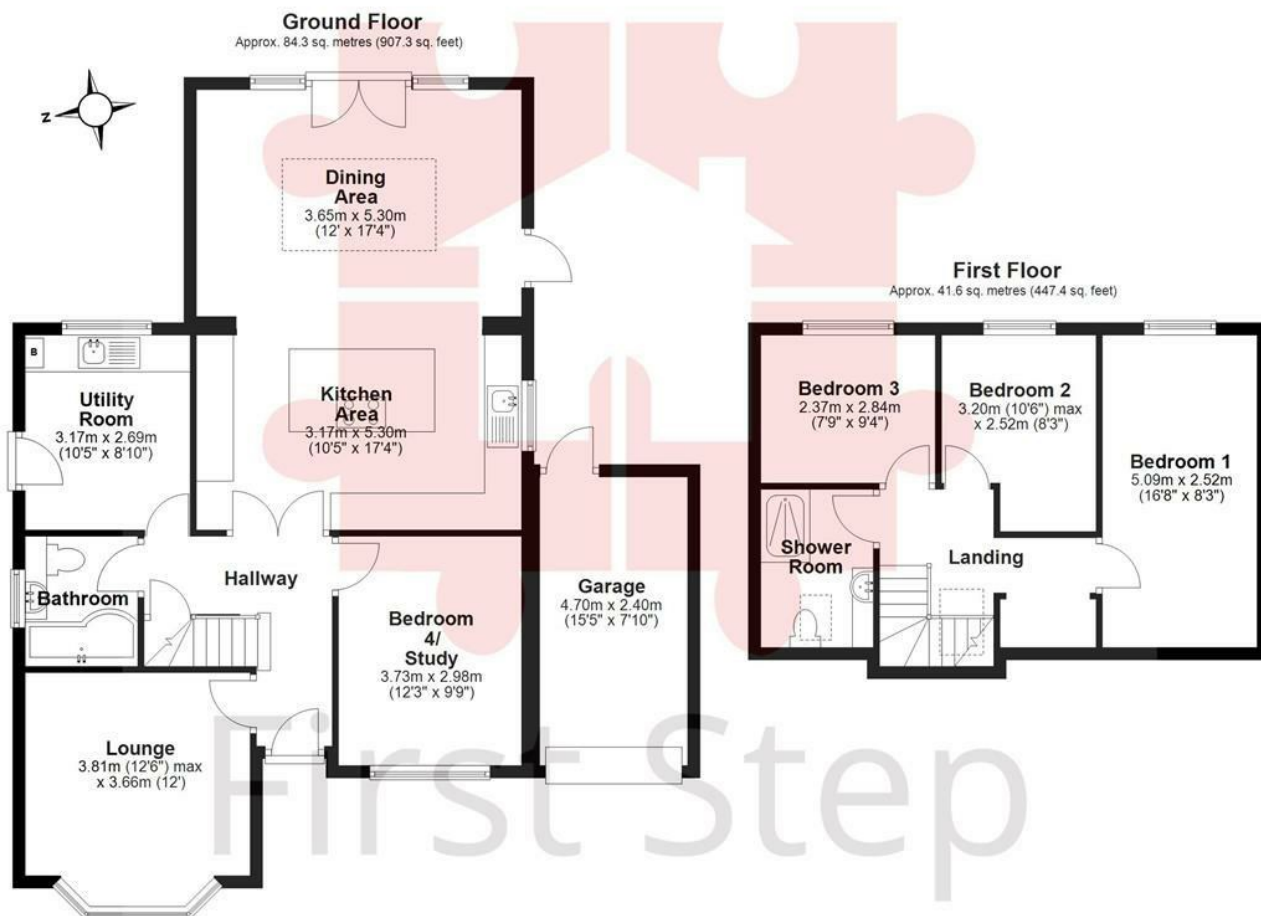
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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







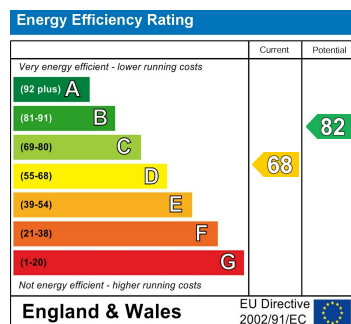


Total area: approx. 125.9 sq. metres (1354.7 sq. feet)

Council Tax Band

**D**

Energy Performance Graph



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**First Step**