

FREEHOLD



House - Semi-Detached (EPC Rating: E)

**Summer Hill, 2 Church Lane, Arlesey,
Bedfordshire, SG15 6UL**

**Offers Over
£475,000**



First Step



3 Bedroom House - Semi-Detached located in Arlesey

Located in "Church End" in Arlesey, this delightful semi-detached house offers a perfect blend of character and modern living. Built in the 1920's the property boasts a generous living space of over 1,200 square feet, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, providing ample space for relaxation and social gatherings. The three well-proportioned bedrooms offer comfortable retreats, ensuring that everyone has their own personal space.

The property features a well-appointed upgraded bathroom, designed for convenience and comfort. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community.

In summary, this semi-detached house in Arlesey is a wonderful opportunity for those seeking a blend of historical charm and contemporary convenience.

INTERNAL

GROUND FLOOR

Porch

Door to front aspect and window to side aspect, quarry tile flooring, door leading to;

Entrance Hallway

Luxury vinyl flooring, decorative radiator cover, open under stairs storage with space for a tumble dryer. Doors leading to:

Living Room

14'7" x 10'9"

Window to front, carpet, art deco fireplace

Dining Room

16'11" x 12'0"

Windows to side and rear aspect, continuation of luxury vinyl flooring, built in display storage shelves, feature chimney fitted with log burner and quartz hearth. Opening to Kitchen:

Cloakroom

Window to side aspect. Newly created cloakroom with new white suite comprising push button wc, wash hand basin with vanity unit. Continuation of luxury vinyl flooring,

Kitchen/Breakfast Room

13'5" x 9'6"

Dual aspect windows to side and rear aspect, door access to front aspect. Fitted wooden green kitchen units with oak work tops and breakfast bar. Butler sink, space for freestanding dishwasher, washing machine and upright fridge freezer. Freestanding Rangemaster oven with 5 gas hob and hot plate.

FIRST FLOOR

Landing

12'1" x 6'3"

Two windows to the side, carpet. Loft access fitted with ladder and light, housing the combi boiler.

Bedroom 1

15'0" x 13'8"

Window to front, carpet, feature fireplace and fitted wardrobe.???

Bedroom 2

12'1" x 10'4"

Window to rear, carpet.

Bedroom 3

9'7" x 8'3"

Window to rear, carpet, decorative radiator cover.

Bathroom

Window to rear. Upgraded white suite comprising: L-shaped panelled bath with wall mounted and hand held shower with glass screen, push button wc, wash hand basin with vanity unit. Heated towel rail, vinyl flooring.

EXTERNAL

External Front

low level wooden picket fencing with gated entrance. Lawned area with shingle pathway, Light and tap. Side gated access to rear garden,

External Back

Fence perimeter with stoned and lawned area with sleepers. Side gated access to front garden. Outside



pergola/snug with tiled floor, fitted with electrics., Access to Garden Room/Home Office and Garage.

Garden Room / Home Office

13'5" x 9'4"

Door access from Pergola, two windows to side aspect. Wooden flooring. Door leading to garage.

Garage

13'5" x 9'4"

Single garage with light and power and window. Stoned driveway with parking for 3 cars.

Additional Material Information

Freehold

EPC: Rating E

Council Tax: Band D

Traditional brick and block construction

Mains utilities

Local Area

The property is situated to the heart 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).

Agency 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.

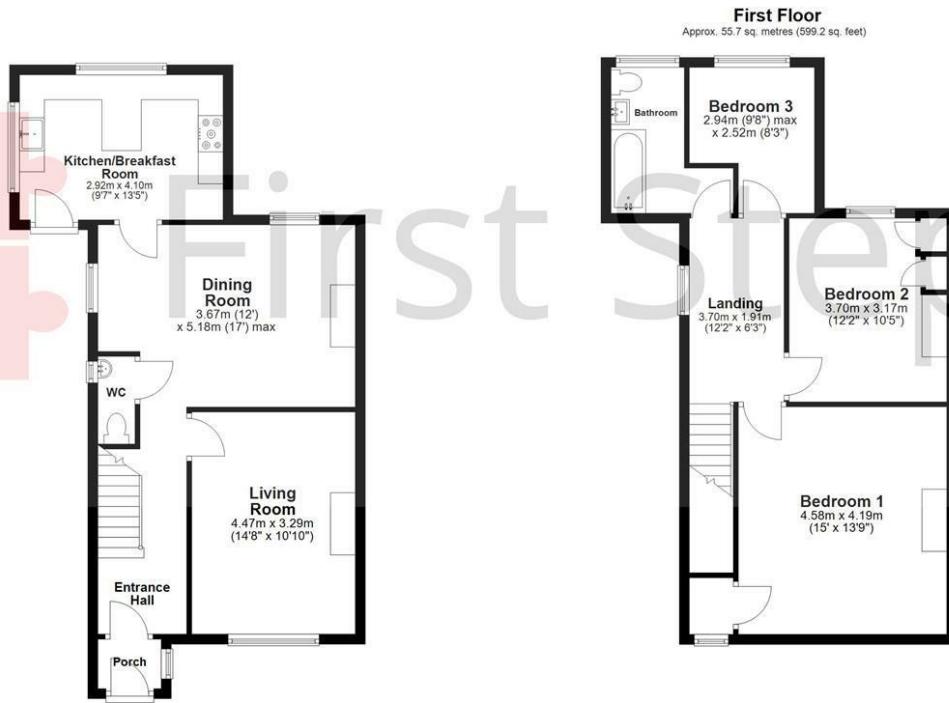
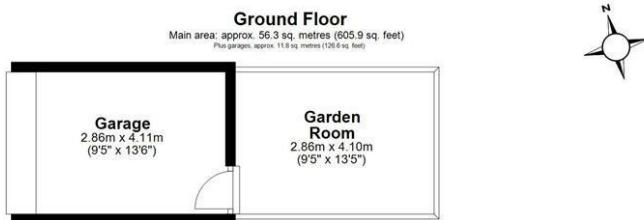
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



First Step Sales | Waterloo Farm, Stotfold Road, Arlesey, Bedfordshire, SG15 6XP



First Step Sales | Waterloo Farm, Stotfold Road, Arlesey, Bedfordshire, SG15 6XP



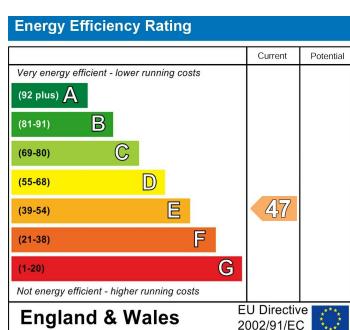
Main area: Approx. 112.0 sq. metres (1205.1 sq. feet)
Plus garages, approx. 11.8 sq. metres (126.6 sq. feet)

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



Call us on
01462 659 730
sales@firststep.ltd
www.firststep.ltd

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