

FREEHOLD



Bungalow - Detached (EPC Rating: D)

104 Stotfold Road, Arlesey, Beds, SG15 6XR

Price Guide

£525,000



First Step



2 Bedroom Bungalow - Detached located in Arlesey

2 DOUBLE bedrooms... IMPRESSIVE ENTERTAINING Kitchen/Diner... Parking for 5 CARS... Large 80' SOUTH FACING garden... REFURBISHED throughout... DETACHED GARDEN HOME OFFICE/POD... Loft conversion potential*... WALKING distance to TRAIN STATION...

INTERNAL

Entrance Hallway

Door from side aspect. Wood effect ceramic tiled flooring. Full height door to storage cupboard, fitted with rail and hooks. Doors leading to:

Bedroom 1

Bay shaped window to front aspect, fitted with wooden shutters. Built in 8 door (lower and upper doors) wardrobe, fitted with shelves and rails. Carpet.

Bedroom 2

Bay shaped window to front aspect, fitted with wooden shutters. Carpet.

Bathroom

Dual aspect windows to front and side aspects. White suite comprising: fully tiled, panelled L-shape bath with wall mounted and hand held shower with glass screen, push button wc, wash hand basin in 2 drawer vanity unit. Chrome heated towel rail, fully tiled walls, continuation of wood effect ceramic tiled flooring.

Lounge

Open plan leading to Dining area. Carpet.

Kitchen/Diner

Dual aspect windows to side and rear aspects, plus French doors to rear aspect. A range of wall and base units in grey with quartz work surface and upstand. Incorporating wine rack, integrated double oven, induction hob, extractor hood, integrated dishwasher, large American style fridge/freezer and 2 spaces and plumbing for washing machine and tumble dryer. Boiler (serviced November 2024), inset sink, USB points, Karndean flooring.

EXTERNAL

Front Garden

Low level brick wall to front perimeter, with established shrubs to border. Open access to driveway and side gated access, plus double gated access to Office.

Rear Garden

80' south facing garden with fence and wall perimeters with entertaining patio with 2??? small steps up to lawn with established trees and shrubs. External light and tap. Wooden garden shed fitted with power supply. Rustic Summerhouse. Detached Garden Home Office/Pod, currently used as Dog Groomers. Side gated access.

Detached Garden Home Office/Pod

12'3" x 9'0"

Detached purpose garden home office/Pod, currently fitted out with water supply and used as a Dog Groomers. Wooden structure, dual aspect with windows to side and French doors to front aspect leading to private gated external entrance area laid to paving slabs and decorative stone borders.

Driveway Parking

Tarmac parking for 5 cars. Double gated access to Home office and side gated access to garden.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band D

Traditional Brick and Block Construction

Mains utilities



Loft conversion potential* subject to necessary planning permission

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.

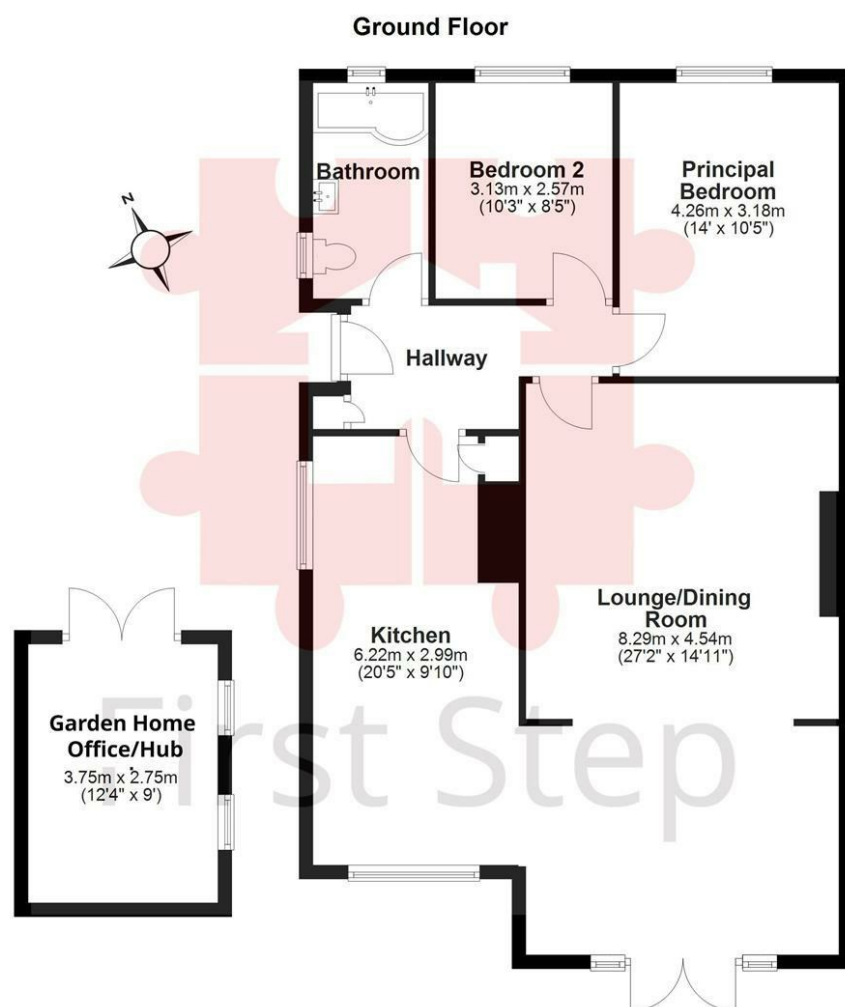
Agents Note

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.



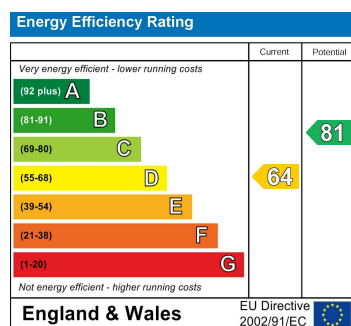




Council Tax Band

D

Energy Performance Graph



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First Step