

STEPHENS

ESTATE AGENTS

57 High Street, Stotfold, Hitchin, Hertfordshire, SG5 4LD
Tel: (01462) 732121 Fax: (01462) 834033

www.stephensestateagents.com or www.rightmove.co.uk or
www.zoopla.co.uk

email: stephenssales@btconnect.com



74 CHASE HILL ROAD, ARLESEY, BEDFORDSHIRE, **SG15 6UD**

In our opinion.... "An extended detached family home affording lots of accommodation, in walking distance of the mainline railway station."

Accommodation

Entrance porch, entrance hall, cloakroom, lounge, dining room, study/playroom, conservatory, kitchen, utility room, four bedrooms, family bathroom, storage room/converted garage, front and rear gardens, off road parking.

Location

Arlesey is a popular village offering a mainline rail link direct to Kings Cross, easy access to the A1(m) and is a convenient drive from Hitchin and Letchworth. In addition, Arlesey offers a variety of shops and a popular lower school.

PRICE: £245,000

WWW.STEPHENSESTATEAGENTS.COM

The property in further detail comprises: -

ENTRANCE PORCH

Multi-pane door to:-

ENTRANCE HALL

Understairs cupboard, coving, radiator, stairs to first floor, wood effect flooring.

CLOAKROOM

Window to side aspect, low level WC, wash hand basin, complementary tiling.



LOUNGE 17'7 x 10'5 (5.36m x 3.18m)

Double glazed windows to front and side aspects, TV point, coving, radiator, feature fireplace with wooden mantel and surround.

STUDY/PLAYROOM 10'3 x 9'6 (3.13m x 2.90m)

Wood effect flooring, coving, radiator, multi-pane doors to:-

DINING ROOM 10'1 x 9'7 (3.07m x 2.92m)

Double glazed window to side aspect and patio doors to conservatory, radiator, wood effect flooring.

CONSERVATORY 10'9 x 8'10 (3.28m x 2.69m)

UPVC construction with double glazed windows to rear and side aspects.



KITCHEN 21'4 x 8'4 (6.50m x 2.54m)

Fitted with a range of eye and base level cupboard and drawer units with roll edge work surfaces over, inset 1½ bowl stainless steel sink with drainer, breakfast bar, space for fridge freezer, radiator, cooker space, plumbing for dishwasher.

UTILITY AREA

Door to garden, wall and base level units with roll edge work surfaces over, stainless steel sink with drainer, plumbing for automatic washing machine.

FIRST FLOOR

LANDING

Double glazed window to side aspect, loft access, coving, wood effect flooring, airing cupboard.

BEDROOM ONE 11'2 x 8'10 (3.51m x 2.69m)

Double glazed window to front aspect, built in wardrobes, TV point, coving, radiator, wood effect flooring.

BEDROOM TWO 10'5 x 8'9 (3.18m x 2.69m)

Double glazed window to rear aspect, TV point, radiator.

BEDROOM THREE 11'6 x 6'7 (3.51m x 2.01m)

Double glazed window to front aspect, radiator, coving.

BEDROOM FOUR 8'7 x 6'4 (2.62m x 1.93m)

Double glazed window to rear aspect, coving, radiator, wood effect flooring.

BATHROOM

Suite comprising; panelled bath with mixer taps and shower over, wash hand basin, low level WC, heated towel rail, complementary tiling, double glazed window to side aspect, coving.

OUTSIDE

STORAGE ROOM/GARAGE 16'2 x 7'6

(4.93m x 2.29m)

Wood effect flooring, radiator, access to loft space.
(Up and over door in front as building regulations not obtained for formal conversion.)

FRONT GARDEN

Two shingled areas and concrete driveway providing off road parking for several vehicles.



REAR GARDEN

A paved patio area with inset shingle beds leads on to a lawned garden enclosed by wooden fencing with gated side access and gated rear access to a wooded area with footpath.

Energy Performance Certificate

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

DIRECTIONS

Heading North on the A1(M); turn left at junction 10 onto the A507 bypass, at the 3rd roundabout turn left into **Stotfold Road, Arlesey**. Continue until the road bends left into **Church Lane**, then take the third right turn into Burymead and Chase Hill Road is on the left.

AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.