

# STEPHENS

## ESTATE AGENTS

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### **4 LYNTON AVENUE, ARLESEY, BEDFORDSHIRE, SG15 6TT**

**In our opinion...** "On a very large plot, a three bedroom home in need of internal refurbishment."

**Accommodation:** Entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms, family bathroom, front and rear gardens.

**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 town centres. In addition, Arlesey offers a variety of shops and takeaways along with a popular lower school.

**PRICE: £175,000**

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The property in further detail comprises: -

### **ENTRANCE HALL**

Double glazed window to front aspect, stairs to first floor.

### **LOUNGE 13'1 x 11'7 (3.99m x 3.53m)**

Wall mounted gas fire, picture rail, double glazed window to rear aspect.

### **DINING ROOM 12'7 x 9'0 (3.83m x 2.74m)**

Open fireplace, picture rail, double glazed window to rear aspect.

### **KITCHEN 8'0 x 6'0 (2.44m x 1.83m)**

Fitted with a range of eye and base level cupboard and drawer units, stainless steel sink with drainer unit, double glazed window to front aspect, door to side aspect, complementary tiling, understairs pantry cupboard, double glazed window to front aspect.

### **FIRST FLOOR**

#### **LANDING**

Double glazed window to front aspect, loft access.

#### **BEDROOM ONE 12'6 x 11'3 (3.35m x 3.43m)**

Double glazed window to rear aspect, open fire.

#### **BEDROOM TWO 11'0 x 11'3 (3.35m x 3.43m)**

Double glazed window to rear aspect, picture rail.

#### **BEDROOM THREE 7'6 x 7'0 (2.29m x 2.13m)**

Double glazed window to front aspect, overstairs storage cupboard.



### **BATHROOM**

Suite comprising; panelled bath, wall mounted wash hand basin, low level WC, double glazed window to side aspect, coving.

### **OUTSIDE**

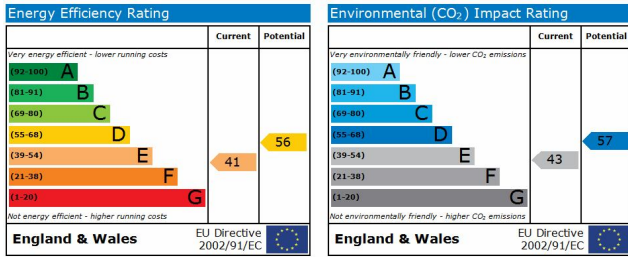


### **GARDENS**

To the front and side of the property are lawned gardens with various flowers and shrubs, a brick built outbuilding, store and w.c. are adjacent to access to the rear garden, in excess of 75ft (23m), lawned with mature trees and shrubs and fenced surrounds.



# Energy Performance Certificate



## 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.**

**These are draft details yet to be approved by the vendors.**