

# STEPHENS

## ESTATE AGENTS

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### **82 HITCHIN ROAD, ARLESEY, BEDS, SG15 6SA**

**Agents comment....."A two/three bedroom cottage in a semi-rural location on the south of the village, with parking to both the front and rear for numerous vehicles."**

**Accommodation:** Entrance hall, living room, separate dining room/bedroom three, fitted kitchen/breakfast room, inner lobby, ground floor refitted bathroom, two first floor bedrooms.

**Amenities and location:** Externally the property has the benefit of a brick built office/storage room, a low maintenance rear garden with off road parking to both the front and the rear. Arlesey is a popular village with a Mainline Railway Station, a variety of shops and facilities and lower school and nursery.

**PRICE: £174,950**

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The property in further detail comprises: -

Front door to;

### **ENTRANCE HALL**

Double glazed window to side aspect, multi pane door to;



### **LIVING ROOM 21'0 x 13'2 (6.40m x 4.01m)**

#### **L-shaped**

Leaded light double glazed window to front aspect, dado rail, coving, two radiators, feature fireplace, understairs storage cupboard, television point, multi pane door to;

### **INNER HALL**

Stairs to first floor.

### **DINING ROOM 12'7 x 10'0 (3.87m x 3.05m)**

Leaded light double glazed window to front aspect, feature fireplace with wooden surround and tiled hearth, radiator, coving, half panelling to walls.

### **KITCHEN 10'1 x 9'0 (3.08m x 2.74m)**

Fitted to comprise a range of eye and base cupboard and drawer units with work surfaces over, cooker space, plumbing for automatic washing machine, stainless steel single drainer sink with mixer taps, space for fridge/freezer, cupboard housing boiler for central heating and hot water, wood effect flooring, radiator, double glazed window to rear aspect, double glazed door to rear aspect, door to;

### **INNER HALL**

Wood effect flooring.

### **GROUND FLOOR BATHROOM**

Refitted with a suite comprising; panelled bath with separate shower over, low level WC, pedestal wash hand basin, radiator, double glazed window to rear aspect, complementary ceramic tiling, ceramic tiled flooring.

### **FIRST FLOOR ACCOMMODATION**

### **BEDROOM ONE 11'10 x 9'10 (3.61m x 2.77m)**

Leaded light double glazed window to rear aspect, built in double wardrobes with locker cupboard over, radiator, coving, airing cupboard housing hot water cylinder.

### **BEDROOM TWO 13'0 x 9'8 (3.96m x 2.99m)**

Feature non operational fireplace, radiator, double glazed window to front aspect, views over open fields, coving, picture rail.

### **OUTSIDE**

#### **FRONT GARDEN**

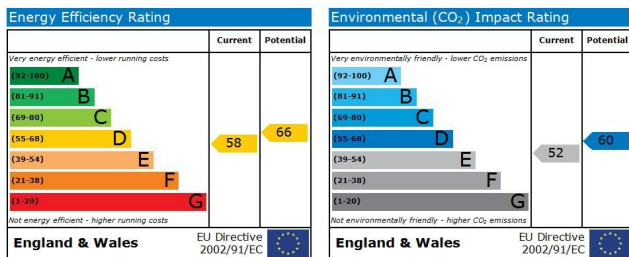
To the front of the property is a garden area with flower and shrub beds and **off road parking space**.

#### **REAR GARDEN**

To the rear of the property is a large paved patio area with low maintenance area, flower and shrub beds and borders, raised flower bed, shingled area, garden shed, brick built playroom/workshop measuring approximately 9'0 x 6'0. **Off road parking and further enclosed parking area/potential for garage.**



(View)



## DIRECTIONS

Heading North on the A1(M); turn left at junction 10 onto the A507 bypass, at the 3<sup>rd</sup> roundabout turn left into **Stotfold Road**, take the next left turning into **House Lane**, follow **House Lane** and turn left onto **Arlesey High Street**. Continue for approximately ½ a mile and go straight over the **mini-roundabout**; the road then merges onto **Hitchin Road**. Go straight at the next **min-roundabout** until there are open fields on the left hand side and the property will be on the right hand side.

## 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.**