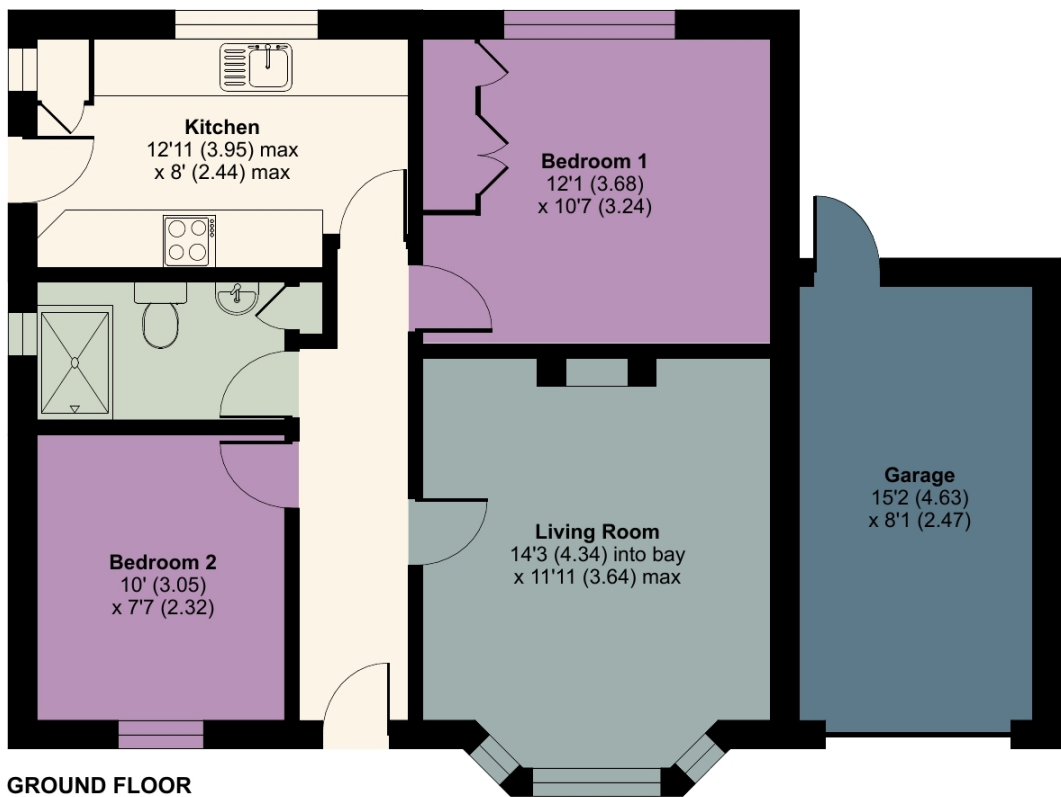




Approximate Area = 623 sq ft / 57.9 sq m
Garage = 123 sq ft / 11.4 sq m
Total = 746 sq ft / 69.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	81
(81-91)	B	
(69-80)	C	64
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Country Properties. REF: 1479016



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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properties

Offered chain free, this two-bedroom detached bungalow presents an excellent opportunity to modernise and personalise to your own taste. The accommodation comprises a kitchen, living room, two double bedrooms, and a family bathroom. Externally, the property benefits from a driveway providing off-road parking for two cars, a garage and a south-west-facing rear garden, perfect for enjoying the afternoon and evening sunshine. Conveniently located within a short walk of local amenities and countryside walks.

- Chain free !!
- South westerly facing rear garden
- Driveway for up to 2 cars and 15ft garage
- Just a short walk from local amenities, countryside walks and Schools
- Garden summer house to remain
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)

INTERNAL GROUND FLOOR

Entrance Hall

Vinyl flooring. Radiator. Doors to all rooms.

Living Room

14' 3" into bay x 11' 11" max (4.34m into bay x 3.64m max) Bay window to front aspect. Fitted carpet. Feature fireplace. Radiator.

Kitchen

12' 11" max x 8' 0" max (3.95m max x 2.44m max) A range of wall and base units with worksurfaces over. Integrated eye level oven and grill and inset gas hob with extractor fan over. Tiled splashbacks. Integrated fridge. Space for integrated dishwasher. Space for washing machine. Cupboard housing a combination boiler, serviced annually. Tiled effect vinyl flooring. Radiator. Dual aspect windows to rear and side and part glazed door onto rear garden.



Bedroom One

12' 1" x 10' 7" (3.68m x 3.24m) Window to rear aspect. Fitted carpet. Fitted storage cupboards. Radiator.

Bedroom Two

10' 0" x 7' 7" (3.05m x 2.32m) Window to front aspect. Wood effect vinyl flooring. Radiator.

Shower Room

Suite comprising pedestal wash hand basin, low level WC and fully tiled walk in double shower cubicle. Tiled effect vinyl flooring. Tiled splashback walls. Storage cupboard. Radiator. Window to side aspect.

OUTSIDE

Front Garden and Driveway

Landscaped front garden, partly enclosed by fencing and low brick retaining wall, grassed lawn area, variety of decorative shrubs. Block paved path to front door and block paved driveway with space for two cars. Gated side access.

Rear Garden

South/west rear garden with paved patio area and raised grassed lawn area with flower beds and shrub border. Raised decking area with summer house to remain. Further paved seating area. Gated side access. Personal door to garage.

Garage

15' 2" x 8' 1" (4.63m x 2.47m) Newly fitted electric up and over garage door. Power and light. Personal door into rear garden.

