



**This modern three bedroom detached home is beautifully presented throughout, offering off road parking for four cars and a converted garage which would make a useful office or hobbies room.**

Superbly located in a non estate position, this modern three bedroom detached house has been well looked after by the current owner and is well presented. The spacious accommodation includes: good size living room with double doors opening onto the garden, dining room, fitted kitchen, utility room and cloakroom. To the first floor there is a master bedroom with an en-suite shower room, two further bedrooms and family bathroom. Externally the property offers off road parking for four cars and the garage has been converted and would make an ideal office or hobbies room. There is also a further storage area to the rear. The rear garden is a generous size and is south facing and therefore benefits from the best of the day's sunshine.

Arlesey is a village with plenty of amenities including village stores, two of which are post offices, medical practice and pharmacy, pubs, restaurant, beauty salons, barbers, schools and the Acre Wood Day Nursery. It has its own train station with a thirty eight minute connection to London Kings Cross. It also has direct access to the A602 and the A1 motorway, perfect for any commuter. Less than fifteen minutes' drive is the town of Hitchin with a great community and lots to offer including many high street stores, cafes, restaurants, pubs, banks and train station.

#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

**CLOAKROOM 5'6" x 3'4" (1.68m x 1.02m)**

**SITTING ROOM 18'6" x 10'8" (5.64m x 3.25m)**

**DINING ROOM 9'8" x 8'9" (2.95m x 2.67m)**

**KITCHEN 8'8" x 8'3" (2.64m x 2.51m)**

**UTILITY ROOM 5'8" x 4'8" (1.73m x 1.42m)**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE 11'4" x 10'11" (3.45m x 3.33m)**

**EN-SUITE 7'8" x 7' (2.34m x 2.13m)**

**BEDROOM TWO 11'7" x 9'2" max (3.53m x 2.79m)**

**BEDROOM THREE 9' x 7" (2.74m x 0.18m)**

**BATHROOM 6'8" x 6'4" (2.03m x 1.93m)**

#### **CONVERTED GARAGE**

Comprising:

**STUDY 12'11" x 9'4" (3.94m x 2.84m)**

**STORAGE AREA 9'5" x 5'6" (2.87m x 1.68m)**

#### **OUTSIDE**

#### **DRIVEWAY**

Parking for four cars

#### **GARDENS**

#### **TENURE**

Freehold

#### **EPC**

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#### **FLOORPLAN DISCLAIMER**

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#### **VIEWING INFORMATION**

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

#### **SANDS FINANCIAL MANAGEMENT**

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



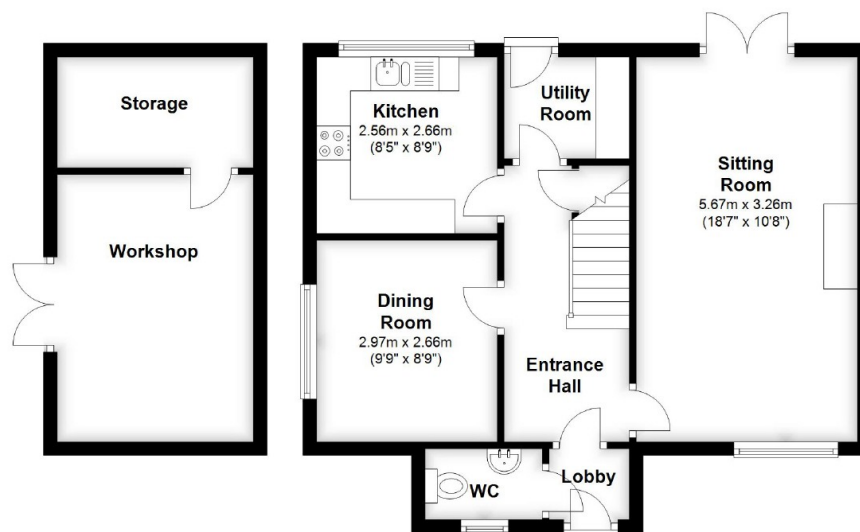






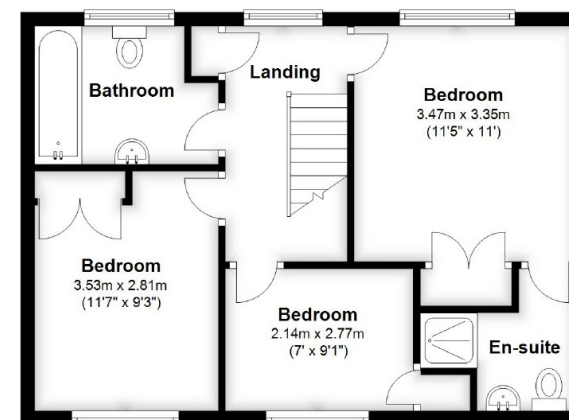
### Ground Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



### First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 94.4 sq. metres (1016.0 sq. feet)



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