



PUTTERILLS

est. 1992

4 Coach House Mews, 121 High Street, Arlesey, SG15 6SX

Guide price £165,000

Forming part of this converted Coach House this one bedroom maisonette benefits from a private garden and allocated parking space.

This former Coach House was converted in 2011 and make a charming home. The first floor maisonette offers charming character including vaulted ceilings and exposed beams. The accommodation includes a generous size living area, including a fitted kitchen with oven, hob, fridge and washing machine, double bedroom with built in wardrobe and shower room. A real feature of the property is the private garden with it own patio offering some delightful outside space. the garden has a westerly aspect so enjoys the best of the afternoon and evening sunshine. The property also has allocated parking space.

Arlesey is a village with many amenities including three 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.

ACCOMMODATION

OPEN PLAN KITCHEN/SITTING AREA 24'11" x 8'9" (7.59m x

Vaulted ceilings and exposed beams. Double doors leading to Juliette balcony. Airing cupboard. Skylight. Radiator.

BEDROOM ONE 13'5" x 7'11" (4.09m x 2.41m)

Built in wardrobe. Vaulted ceilings and exposed beams. Radiator.

SHOWER ROOM 6'7" x 6'6" (2.01m x 1.98m)

Fitted modern suite.

GARDEN

Paved area. Flower and shrub borders.

ALLOCATED PARKING

TENURE

TENURE

We are advised by our client that this property is: Leasehold with a Share of Freehold
Lease 990 years from 2011
Service charge, including building insurance £65 per month.
This information should be clarified by your legal representative.

EPC

EER: D

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

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

conducted.

SANDS FINANCIAL MANAGMENT

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

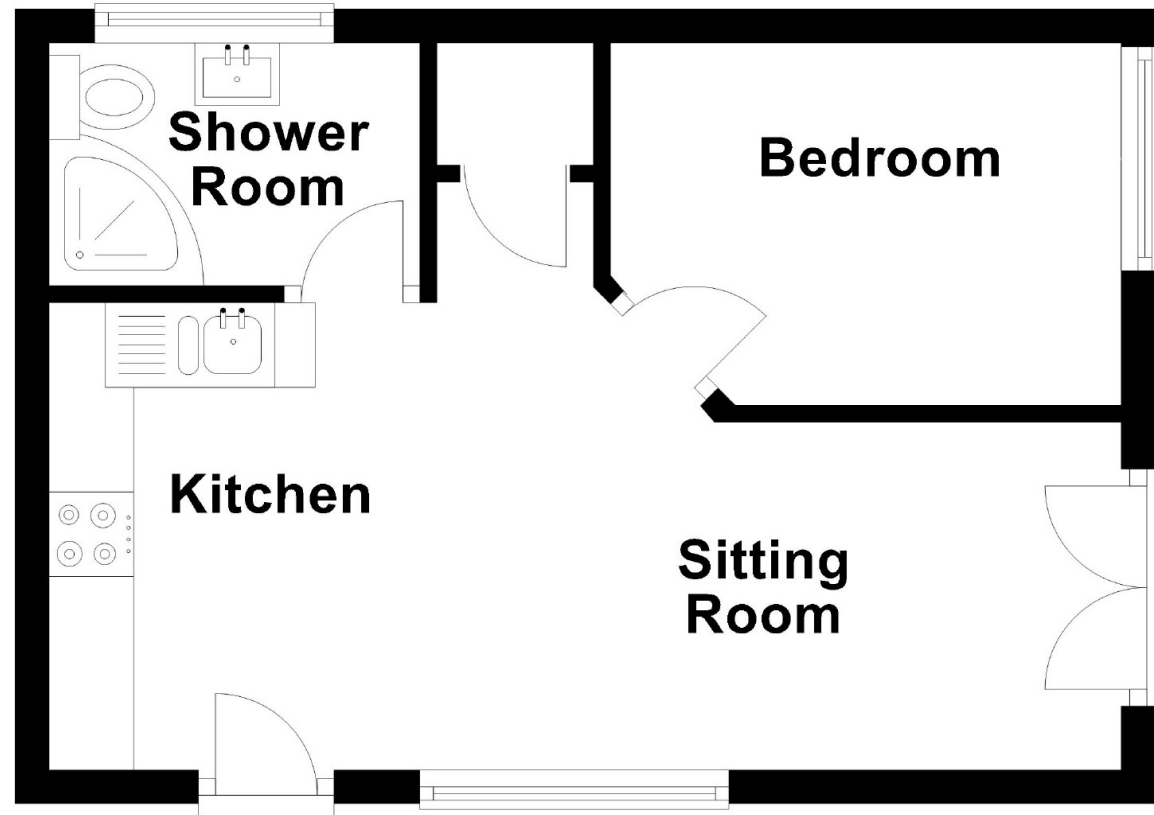
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Ground Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 36.0 sq. metres (387.4 sq. feet)



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