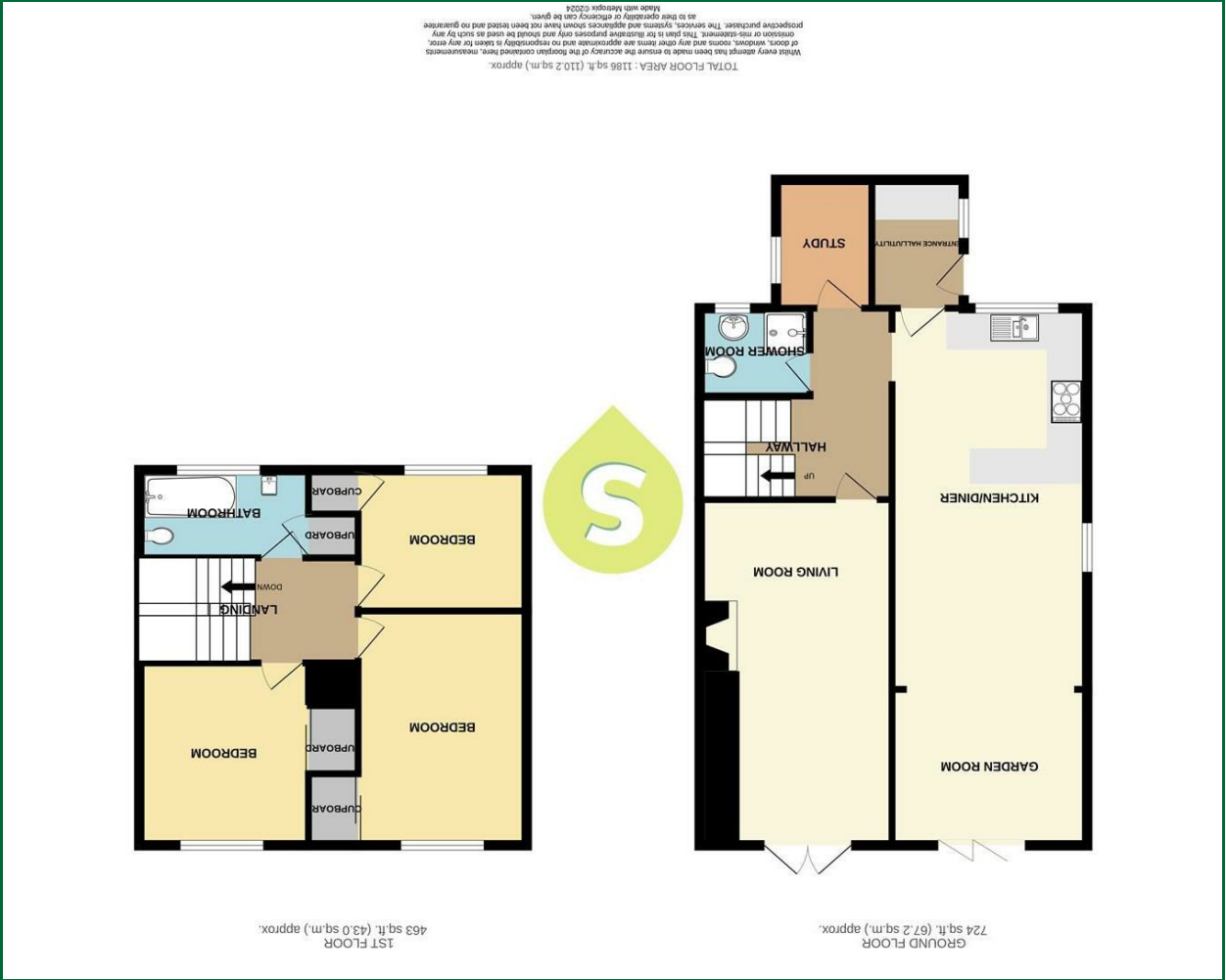




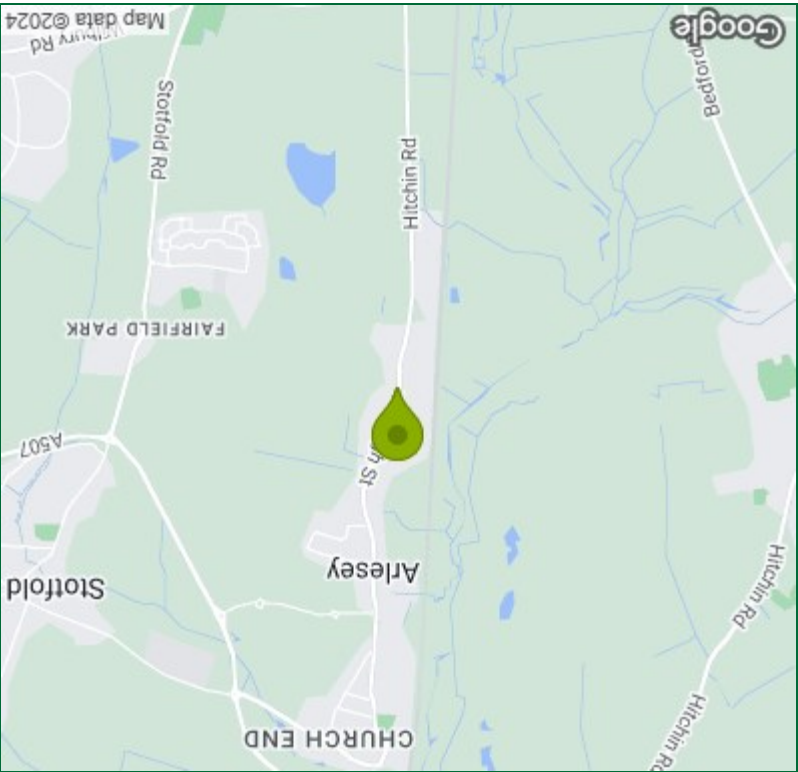
West Drive,
Arlesey | Beds
£400,000

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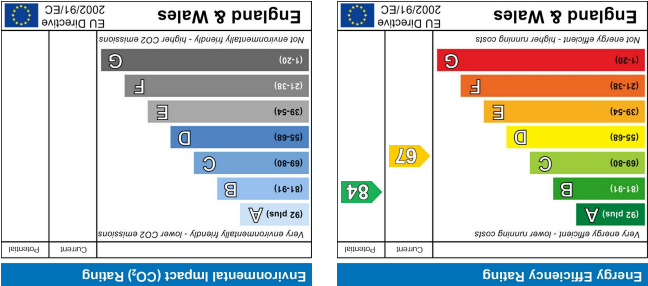
Floor Plan



Area Map



Energy Efficiency Graph



If you wish to arrange a viewing appointment for this property or require further information. Please contact our Shefford Office on 01462 814087

Viewing

22 High Street, Shefford, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com https://www.sheridans-estates.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Hall/Utility
Entrance door, fitted wall and base unit with work surface over, plumbing for washing machine, wall mounted boiler.

Kitchen/Diner
21'7" x 11'0"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half acrylic sink unit with mixer tap, free standing range cooker with extractor hood over, integrated dish washer and wine cooler, tiled splash back, windows to front and side, radiator, opening into:-

Garden Room
10'8" x 8'9"
Bi-folding doors to garden, radiator.

Living Room
20'8" x 10'4"
French doors to garden, open fire with log burner and marble hearth, radiator, engineered wood flooring.

Inner Hall
Stairs leading to first floor, under stairs cupboard.

Shower Room
White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin, heated towel rail, window to front.

Study
7'3" x 5'2"
Window to front, radiator.



Landing
Access to first floor rooms.

Bedroom One
13'4" x 9'6"
Window to rear, fitted sliding door wardrobe, radiator.

Bedroom Two
10'4" x 9'7"
Window to rear, fitted wardrobe, radiator.

Bedroom Three
9'7" x 8'3"
Fitted cupboard, radiator, window to front.

Bathroom
White suite comprising of panel enclosed bath with mixer tap, glass shower screen, wall mounted shower, low level w.c, wash hand basin in vanity unit, heated towel rail.

Front Garden
Large gravelled area, gated access to path leading to front door, gated access to rear garden, large storage shed with power and light.

Rear Garden
A good sized, south facing rear garden laid mainly to lawn with well stocked border, large patio area, fully enclosed by fencing.

Agents Notes
Freehold.
Council Tax band C.
The owners have had solar panels and batteries installed at the property which are available to purchase by separate negotiation.

