



14-16, High Street

Arlesey,  
Bedfordshire, SG15 6RA  
£535,000

country  
properties

A beautifully modernised, period, four bedroom detached family home situated in the village of Arlesey. The property has off street parking for 2-3 cars and is within easy reach of local schools, shops and Arlesey railway station.

- Newly insulated and rendered
- Family bathroom, en-suite and ground floor shower room
- Large rear garden with brick outbuilding
- Off road parking for 2/3 cars
- Kitchen/breakfast room and separate dining room

## GROUND FLOOR

### Entrance Hall

Oak flooring. Stairs rising to first floor. Doors in to family room, dining room, shower room, utility room and kitchen / breakfast room.

### Family Room

4.60m x 2.49m (15' 1" x 8' 2")  
Double-glazed walk in bay window to front. Radiator. Wood-effect flooring.

### Shower Room

Suite comprising low-level WC, double shower cubicle and pedestal wash hand basin. Chrome heated towel rail. Fully tiled walls. Extractor fan. Obscured double-glazed window to side.

### Utility Room

Space for tumble dryer. Wall mounted Worcester gas boiler installed in 2023. Door to side gives access to front and rear. Ceramic tiled flooring. Space for fridge freezer.

### Kitchen / Breakfast Room

6.83m x 3.05m (22' 5" x 10' 0")  
A range of wall and base units with oak work surfaces over. Inset stainless steel 1.5 sink and drainer unit with swan neck mixer tap over. Space for range master cooker with tiled splash back and extractor hood over. Double-glazed window to rear. Double-glazed double doors with wing windows on to rear garden. Integrated Bosch dishwasher. Integrated washing machine. Archway through to dining room.

### Dining Room

3.76m x 3.61m (12' 4" x 11' 10")  
Oak flooring. Radiator. Two wall lights. Multi-pane door in to living room.



## Living Room

3.96m x 3.61m (13' 0" x 11' 10")  
Double-glazed window to front. Radiator enclosed in decorative cover. Inset wood burning stove with tiled hearth. Oak flooring.

## FIRST FLOOR

### Landing

Stairs rising to second floor. Double-glazed window to half landing. Doors in to bedrooms 1,2 and 3, and family bathroom. Radiator.

### Bedroom 1

3.99m x 3.63m (13' 1" x 11' 11")  
Double-glazed window to front. Radiator. Built -in wardrobes with mirrored sliding doors. Two wall lights.

### Bedroom 2

3.96m x 3.66m (13' 0" x 12' 0")  
Double-glazed window to front. Radiator.

### Bedroom 3

3.81m x 2.69m (12' 6" x 8' 10")  
Double-glazed window to rear. Built in wardrobes. Radiator. Door to en-suite.

### En-suite

Suite comprising shower cubicle, vanity wash hand basin with tiled splash back and low-level WC. Extractor fan.

## Bathroom

Four piece suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin and low-level WC. Tiled floor and partially tiled walls. Radiator. Obscured double-glazed window to rear.

## SECOND FLOOR

### Study

5.26m x 3.35m (17' 3" x 11' 0")  
Two large Velux windows to rear with fitted blinds. Built in wardrobe. Eve storage cupboard. Radiator. Door to bedroom 4

### Bedroom 4

3.61m x 3.25m (11' 10" x 10' 8")  
Large Velux window to rear with fitted blind. Radiator enclosed in decorative cover.

## OUTSIDE

### Front Garden

Paved driveway providing off road parking for two/three cars.

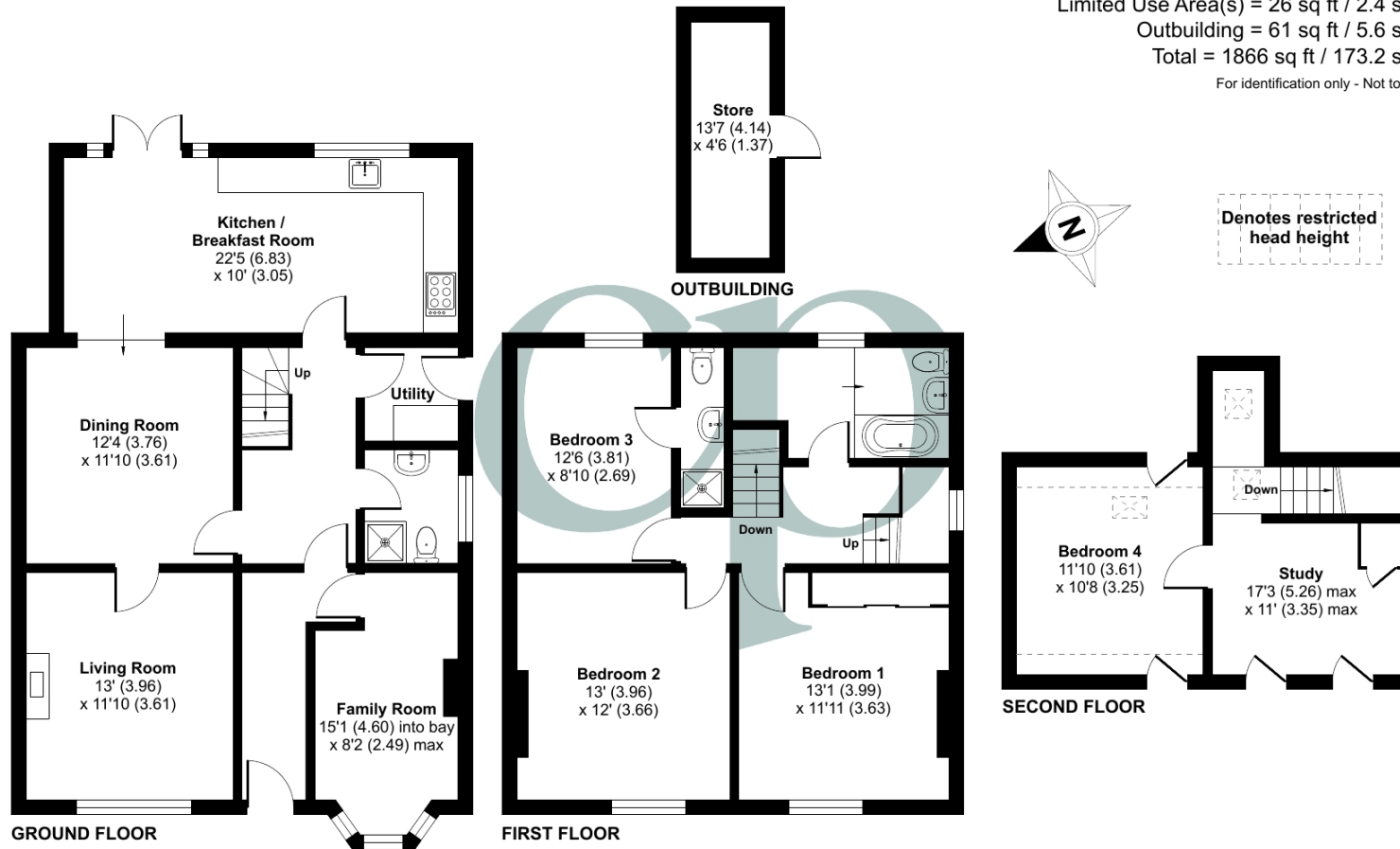
### Rear Garden

Paved patio area. Laid mainly to lawn with raised bed enclosed in sleepers. Further decked patio to rear with large timber shed to remain. Gated access to front. Security light. Water tap. Brick outbuilding with power and light.



Approximate Area = 1779 sq ft / 165.2 sq m  
 Limited Use Area(s) = 26 sq ft / 2.4 sq m  
 Outbuilding = 61 sq ft / 5.6 sq m  
 Total = 1866 sq ft / 173.2 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1109561

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Viewing by appointment only

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