



126, Hitchin Road

Arlesey,
Bedfordshire, SG15 6SA
£280,000

country
properties

This characterful 2 bedroom cottage has been well maintained and benefits from a generous rear garden and garage. The property location provides easy access to Arlesey mainline station with direct links to London St Pancras in under 40 minutes, and is a short drive to larger towns such as Hitchin and Letchworth.

- Newly updated electrics
- Two double bedrooms
- Easy access to travel links such as A1(M) and Arlesey and Letchworth mainline stations
- Character and charm with original features
- Surrounded by countryside walks
- Bus stop a short walk from the property

INTERNAL

GROUND FLOOR

Entrance Porch

Windows to front and side aspects and internal window to adjoining porch. Door into Living Room.

Living Room

11' 4" x 10' 1" (3.45m x 3.07m) Wood effect flooring. Feature open fireplace. Internal obscure window to Dining Room. Radiator. Opening into Dining Room with overhead storage cupboard. Window to front aspect.

Dining Room

13' 3" x 11' 4" (4.03m x 3.43m) Wood effect flooring. Carpeted stairs rising to first floor with understairs storage cupboard. Radiator. Internal window to Kitchen. Storage cupboard. Opening into Kitchen.

Kitchen

11' 11" x 11' 4" (3.63m x 3.45m) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Walls with wood panelling. Space for fridge and washing machine. Space for cooker. Tiled splashback. Ceramic tiled flooring. Radiator. Door to Shower Room. Window to side aspect and two sky light windows. Door onto Lean To.



Shower Room

Fully tiled shower room with suite comprising vanity wash hand basin, low level WC and corner shower cubicle. Tiled flooring. Radiator. Window to side aspect.

Lean To

9' 9" x 4' 3" (2.96m x 1.30m) Tiled effect vinyl flooring. Patio door onto rear garden.

FIRST FLOOR

Landing

Overhead storage cupboard. Doors to Bedroom One and Two.

Bedroom One

11' 7" x 10' 2" (3.53m x 3.09m) Window to front aspect. Fitted carpet. Double storage cupboard. Radiator.

Bedroom Two

11' 5" x 10' 2" (3.49m x 3.10m) Window to rear aspect. Fitted carpet. Radiator.

OUTSIDE

Front Garden

Shared front garden enclosed by low brick retaining wall with wrought iron gate for shared access.

Rear Garden

Rear garden with paved patio area, grassed lawn area, shingled areas and flower beds. Brick built store. Paved path to rear gated access to garage.

Store/Utility

Brick built store with power and light, housing a combi boiler installed in 2018 and serviced yearly.

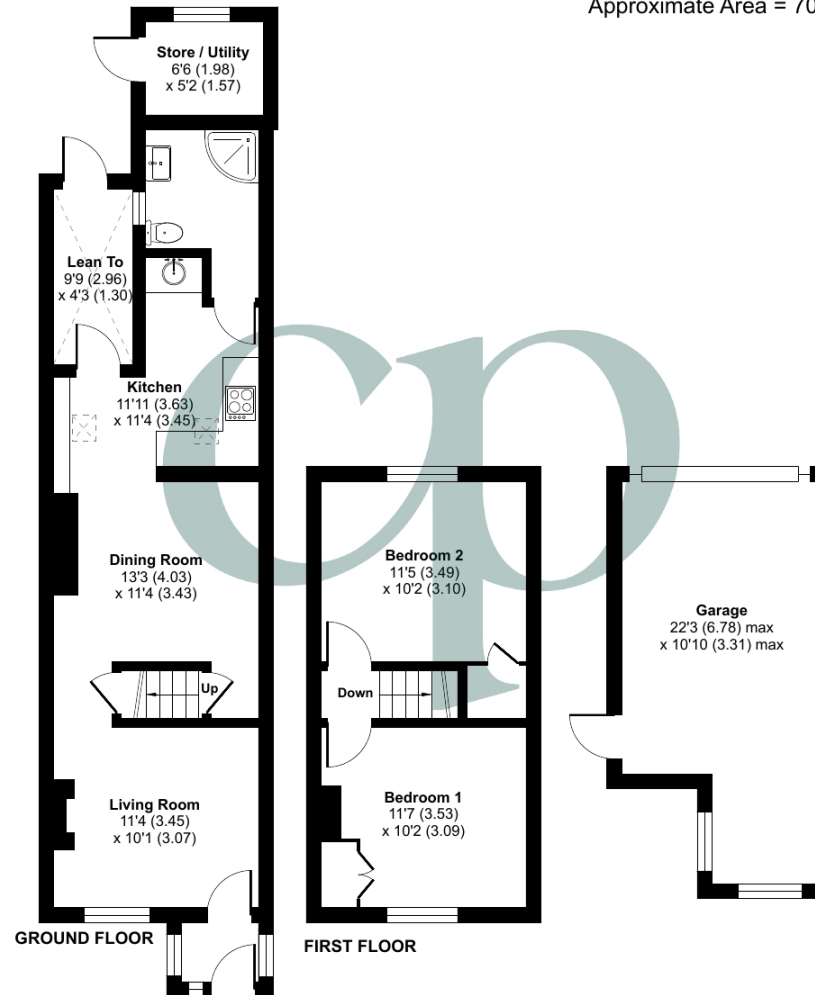
Garage

22' 3" x 10' 10" (6.78m x 3.30m) Single garage with double doors to rear of the property.

AGENTS NOTE

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk





Approximate Area = 702 sq ft / 65.2 sq m (excludes lean to)
Garage = 211 sq ft / 19.6 sq m
Outbuilding = 33 sq ft / 3.1 sq m
Total = 946 sq ft / 87.9 sq m
For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | | 63 |
| (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). © n°checon 2025. Produced for Country Properties. REF: 1313374

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Viewing by appointment only

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