



# High Street

Arlesey,  
Bedfordshire, SG15 6SL  
£400,000

country  
properties

This beautifully presented two-bedroom end-of-terrace home perfectly combines contemporary style with practical living. The property has been thoughtfully updated throughout by the current owners, featuring a 26ft (max) Living /dining room and two double bedrooms; master with an ensuite W/C. Externally, you will find a south east facing rear garden with a converted outbuilding into a home office, garden bar, allocated parking for two cars and a single garage. The home is conveniently located within walking distance to local amenities, schools and Arlesey mainline train station.

- Up to 100ft South east facing rear garden with a garden bar
- Home office with electricity and plumbing
- Allocated parking and garage to rear
- Two double bedrooms - master with W/C
- 26ft (max) Living / Dining room
- 12ft (max) Outbuilding home office and utility space
- New windows throughout and new back door
- Excellent commuter access into London via nearby Arlesey main line station

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Carpeted stairs rising to first floor with understairs storage cupboard. Door onto Living/Dining room.

#### Living / Dining Room

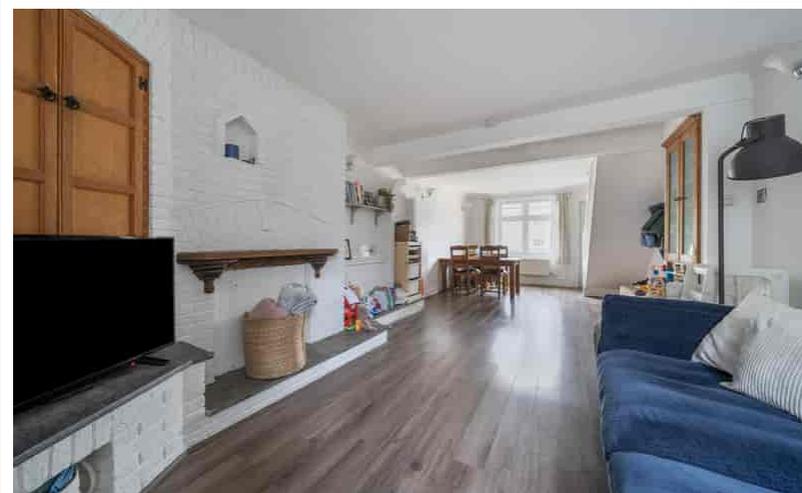
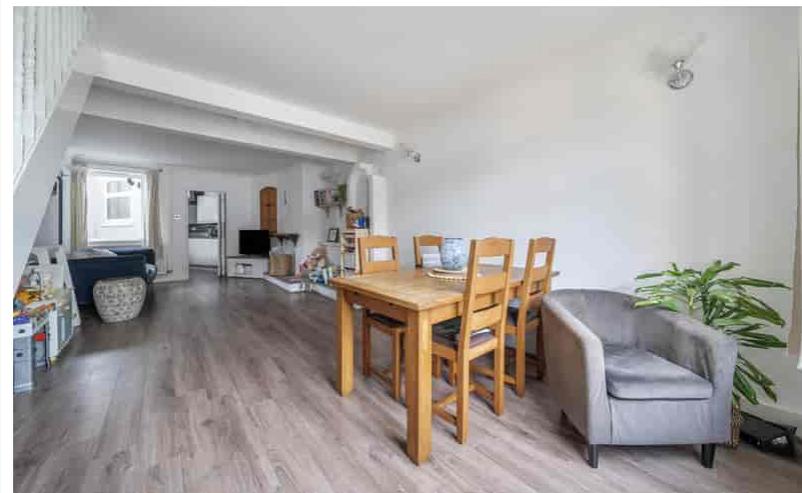
26' 9" x 12' 0" (8.16m x 3.65m) Wood effect vinyl flooring. Dual aspect window to front and rear aspect. Feature fireplace which painted brick chimney breast and back boiler which can be reopen. Feature painted brick arch. Radiator. Storage cupboard. Sliding door onto Kitchen.

#### Kitchen

13' 9" x 9' 11" (4.19m x 3.02m) A range of wall and base units with worksurfaces over. Inset Quartz black sink and drainer unit with stainless steel mixer tap over. Tiled splashbacks. Integrated oven and induction hob with black extractor fan over. Space for dishwasher. Space for fridge/freezer. Tiled effect vinyl flooring. Window to side aspect.

#### Inner Lobby

Two windows to side aspect. Radiator. Door into Bathroom. Patio door onto rear garden.



## Bathroom

Re fitted four piece suite comprising vanity wash hand basin, low level WC, panel enclosed bath tub and fully tiled walk in double shower cubicle. Tiled splashbacks. Tiled flooring. Radiator. Obscure window to rear aspect.

## FIRST FLOOR

### Landing

Doors to Bedroom One and Two. Radiator. Stairs rising to loft space.

### Bedroom One

12' 0" max x 11' 5" max (3.67m max x 3.48m max) Master bedroom with window to rear aspect. Fitted carpet. Feature fireplace. Radiator. Door to En-suite WC.

### En-suite WC

Wash hand basin and low level Wc. Part tiled walls. Vinyl flooring. Window to rear.

### Bedroom Two

12' 2" max x 12' 0" max (3.72m max x 3.67m max) Window to front aspect. Fitted carpet. Built in storage cupboard. Understairs storage. Radiator.

### Loft Space

13' 5" x 10' 11" (4.09m x 3.34m) Fitted carpet. Window to rear aspect. Radiator. Storage in eaves. Airconditioning unit.

## OUTSIDE

### Front Garden

Enclosed by picket fence and gate. Mostly laid to lawn, with decorative stones path leading and step up to front entrance door.

### Rear Garden

Paved patio area. Raised wooden flower beds. Paved path leading to brick built home office with utility room. Block paved seating area and grassed lawn area with paved path leading to decking area with garden bar.

### Bar

8' 2" x 3' 1" (2.50m x 0.93m) Part converted garage space to external bar area.

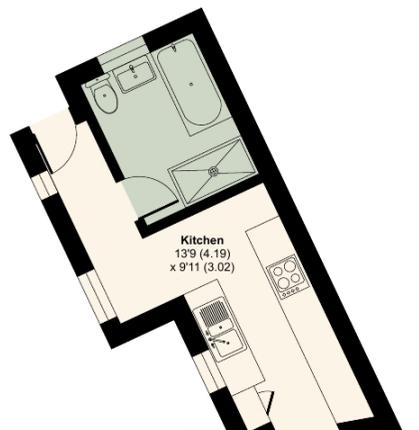
### External Home Office

Brick built outbuilding with power, light and sliding door into utility area with plumbing and space for appliances. Wood effect vinyl flooring. Electric heater. New roof. Window and patio double doors onto rear garden.

### Garage and Parking

Single garage with up and over door. Off road parking space in front for two cars.





Kitchen  
13'9 (4.19)  
x 9'11 (3.02)

Garage  
12'10 (3.92)  
x 8'10 (2.68)

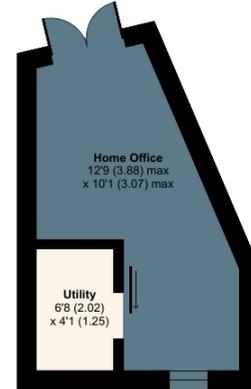
Bar  
8'2 (2.50)  
x 3'1 (0.93)

Approximate Area = 970 sq ft / 90.1 sq m  
Limited Use Area(s) = 5 sq ft / 0.4 sq m  
Garage = 110 sq ft / 10.2 sq m  
Outbuildings = 178 sq ft / 16.5 sq m  
Total = 1263 sq ft / 117.2 sq m

For identification only - Not to scale

Denotes restricted  
head height

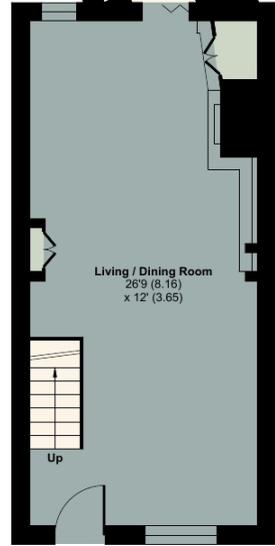
GARAGE / OUTBUILDING 2



Home Office  
12'9 (3.88) max  
x 10'11 (3.07) max

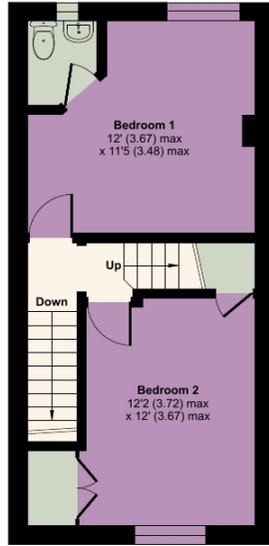
Utility  
6'8 (2.02)  
x 4'1 (1.25)

OUTBUILDING 1



Living / Dining Room  
26'9 (8.16)  
x 12' (3.65)

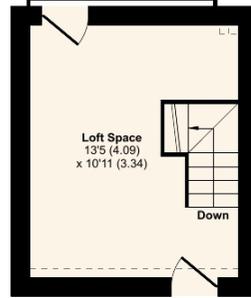
GROUND FLOOR



Bedroom 1  
12' (3.67) max  
x 11'5 (3.48) max

Bedroom 2  
12'2 (3.72) max  
x 12' (3.67) max

FIRST FLOOR



Loft Space  
13'5 (4.09)  
x 10'11 (3.34)

SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1416984



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## Viewing by appointment only

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