



High Street, Arlesey, Bedfordshire. SG15 6RA







## 3 Bedroom Semi-Detached House

### Guide Price £310,000 Freehold

Located in the centre of Arlesey, close to all amenities, is this modern three bedroom semi detached home with the added benefit of a conservatory, garage and driveway.

The accommodation is well presented and comprises entrance hall, cloakroom, a recently refitted kitchen with integrated appliances, an 'L' shaped living room and conservatory to the ground floor, whilst to the first floor are three bedrooms and a bathroom. Externally the front garden is enclosed with a brick wall and wrought iron railings. There is also a rear garden, a brick built garage and driveway. This property is ideal for the first time buyer or small family with the railway station, A1(M), local shops and schools all within easy reach.

- Modern semi-detached home
- Three bedrooms
- Refitted kitchen with integrated appliances
- 'L' shaped living room
- Conservatory
- Front and rear gardens
- Garage and driveway
- Gas central heating
- Double glazing
- EPC rating C. Council tax band C

## **Ground Floor**

### **Front Door:**

Composite front door with double glazed flank window.

### **Entrance Hall:**

Stairs to first floor. Radiator. Coved ceiling. Laminate flooring.

### **Cloakroom:**

A white suite comprising pedestal wash hand basin and low level wc. Tiled splashback area. Radiator. Extractor fan. Laminate flooring.

### **Kitchen:**

Abt. 10' 7" x 6' 8" (3.23m x 2.03m) A recently refitted kitchen comprising a good range of eye and base level units with ample worksurfaces. Single drainer stainless steel sink unit. Built in induction hob, eye level double electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing gas boiler. Double glazed window to front. Inset ceiling lights. Radiator. Laminate flooring.

### **Living Room:**

Abt. 13' 0" x 12' 5" max (3.96m x 3.78m) An 'L' shaped living room with double glazed French doors leading to the conservatory. Double glazed window to rear. Television point. Coved ceiling. Laminate flooring.

## **Conservatory:**

Abt. 14' 5" x 12' 4" max (4.39m x 3.76m) An 'L' shaped conservatory with double glazed French doors opening to the rear garden. Electric radiator. Power and light. Vinyl flooring.

## **First Floor**

### **Landing:**

Loft access. Carpet as fitted.

### **Bedroom One:**

Abt. 10' 9" x 7' 8" (3.28m x 2.34m) Double glazed window to rear. Radiator. Television point. Carpet as fitted.

### **Bedroom Two:**

Abt. 10' 5" x 6' 8" (3.17m x 2.03m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 10' 0" x 6' 0" (3.05m x 1.83m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bathroom:**

A white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin and low level wc. Shaver point. Part tiled walls. Heated towel rail. Double glazed window to front. Extractor fan. Tiled flooring.

## **Outside**

### **Front Garden:**

A paved frontage retained by a brick wall with wrought iron railings. Outside tap.

### **Rear Garden:**

Paved patio area with the remainder laid to lawn. Gated rear access.

### **Garage:**

A brick built single garage with up and over door and a pitched roof. Driveway in front for one car.

## **Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.





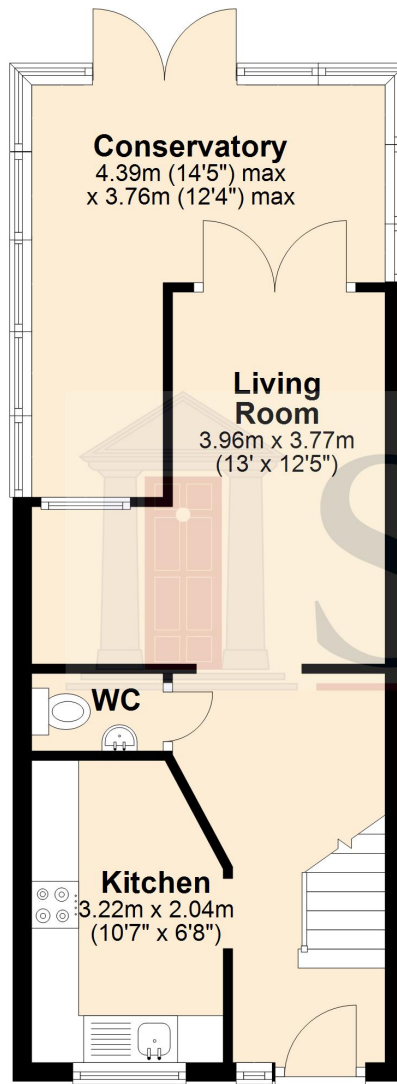


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

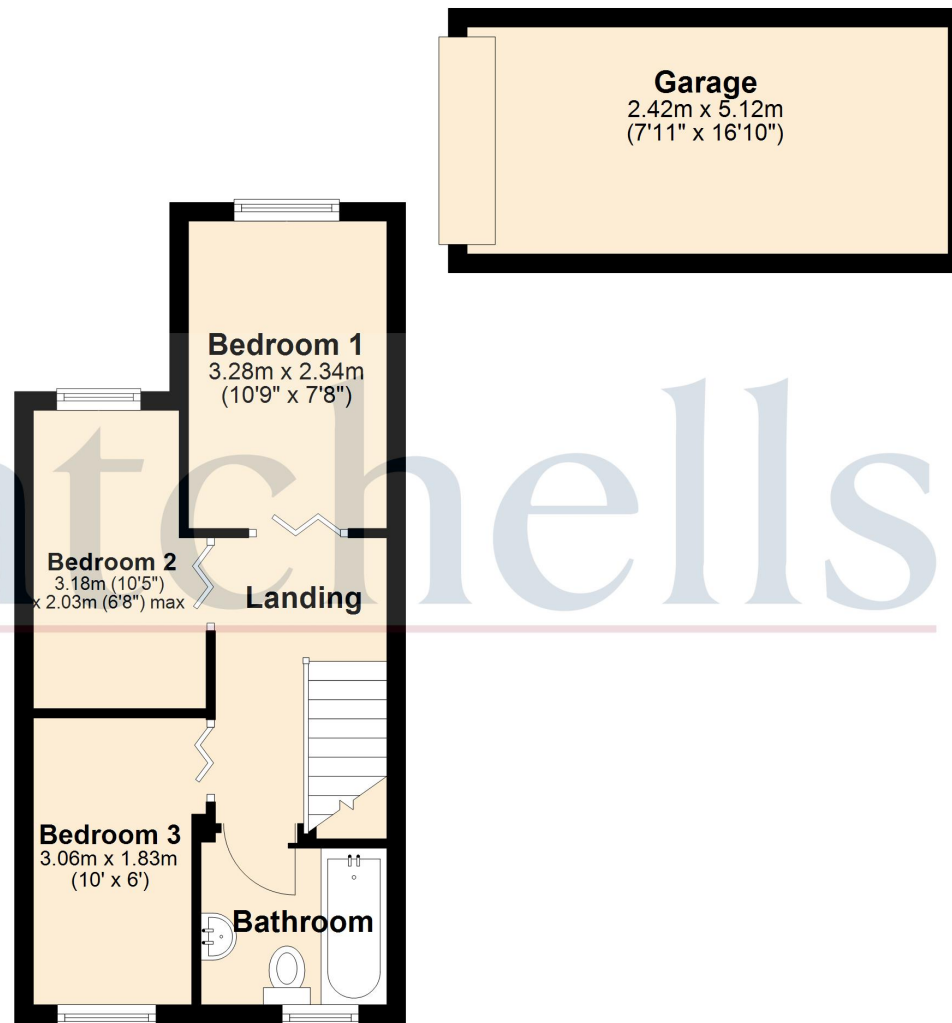




## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.