



The Poplars

Arlesey,
Bedfordshire, SG15 6UW
Offers in Excess of £340,000

country
properties

A beautifully presented CHAIN FREE three bedroom end of terrace home situated in quiet cul-de-sac location in the sought after Church End of Arlesey within walking distance to the station for rail links into London. Close to local amenities , well regarded local schooling and lovely countryside walks.

- Offered CHAIN FREE
- Popular 'Church End' of Arlesey
- Much improved and beautifully presented - a credit to the current owners !
- Two double bedrooms - master bedroom with built in wardrobes
- QUIET CUL-DE-SAC LOCATION
- Garage en bloc and 1 parking space
- Close to well regarded local school catchments
- Excellent commuter links into London

Ground Floor

Entrance

Part glazed solid door into:

Entrance Hall

Vaulted ceiling. Tiled floor. Radiator. Doors to lounge and cloakroom.

Cloakroom

UPVc part obscure glazed window to side. Vaulted ceiling. Tiled floor. Suite comprising low level flush wc and wall mounted wash hand basin. Heated towel rail.

Living Room

16' 6" max x 14' 7" max (5.03m x 4.45m) Two UPVc double glazed windows to front with day and night fitted blinds. Radiator. Spiral staircase rising to first floor. Sliding door to open plan kitchen/diner.

Kitchen/Dining Room

16' 6" x 10' 8" max (5.03m x 3.25m) Fitted with a range of wall and base units with complimentary worksurfaces over. One and a half bowl sink and drainer with mixer tap over. Lighting and tiled splashbacks. Integrated electric oven, separate grill and induction hob with extractor fan over. Integrated fridge freezer. Space and plumbing for washing machine. Space for dishwasher. Wall mounted gas boiler. Tiled floor. Radiator. UPVc double glazed window to rear and double glazed french doors opening onto rear garden.



First Floor

Landing

Access to loft space. Storage cupboard. Doors to all rooms.

Bedroom One

16' 6" x 8' 11" (5.03m x 2.72m) Master bedroom with two UPVc double glazed windows to rear. Range of fitted wardrobes and overbed storage units. Radiator.

Bedroom Two

9' 5" x 8' 6" (2.87m x 2.59m) UPVc double glazed window to front. Radiator.

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m) UPVc double glazed window to front. Radiator.

Bathroom

Three piece suite comprising low level flush wc, pedestal mounted wash hand basin and panel enclosed bath with chrome mixer tap/shower attachment and shower screen to side. Obscure UPVc double glazed window to side. Heated towel rail. Tiled floor and fully tiled walls.

Outside

Front Garden

Enclosed by fencing. Decorative stones and raised borders. Paved pathway leading to front door.

Rear Garden

Private low maintenance paved rear garden. Enclosed by wood panel fencing with double gates providing gated access to side.

OUTBUILDINGS

Garage/Workshop

16' 0" x 9' 1" (4.88m x 2.77m) Power and light. Opening to summer house.

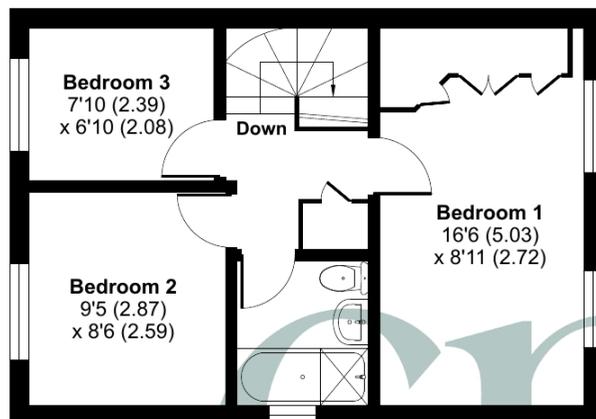
Summer House

8' 10" x 8' 9" (2.69m x 2.67m) Power point.

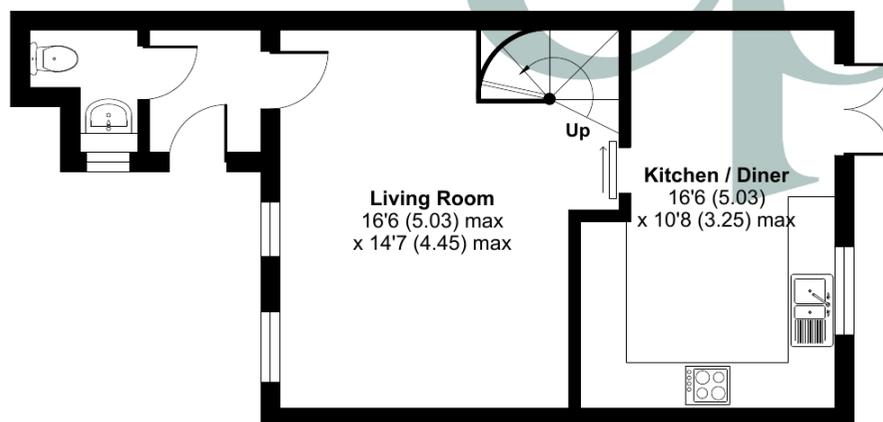
Garage en bloc

In nearby block with parking space to front.





FIRST FLOOR



GROUND FLOOR

Approximate Area = 844 sq ft / 78.4 sq m
Garage / Workshop / Summer House = 225 sq ft / 21 sq m
Total = 1069 sq ft / 99.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	73	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1167076

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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