



The Granary

Arlesey,
Bedfordshire, SG15 6SH
£459,500

country
properties

Set in a cul de sac location this spacious 4 bedroom home arranged over 3 floors is offered CHAIN FREE and boasts a private enclosed south facing garden with access through to GARAGE and OFF STREET PARKING

- Master bedroom with dressing room and en-suite
- Timber summer house with storage area
- Large family bathroom and ground floor cloakroom
- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)
- South facing rear garden
- Single garage with parking in front

INTERNAL

GROUND FLOOR

Entrance Hall

Composite front door. Laminate flooring. Hive heating thermostat. Radiator. Doors to living/dining room, kitchen and cloakroom.

Living/ Dining Room

21' 9" x 11' 11" (6.63m x 3.63m) Double glazed window to front with fitted venetian blinds. Double glazed french doors into rear garden. TV point. Two radiators.

Kitchen

10' 9" max x 9' 6" (3.28m x 2.90m) Fitted kitchen with a range of grey finish wall and base units with worksurfaces over. Stainless steel sink. Integrated double oven and gas hob with extractor hood over. Space and plumbing for washing machine. Integrated fridge/freezer. Integrated dishwasher. Boiler housed in a matching wall unit. Tiled flooring. Under-stairs storage cupboard with power and space for tumble dryer. Tumble dryer and washing machine to remain.

Cloakroom

Double glazed obscured window to front. White suite comprising pedestal wash hand basin and WC. Vinyl flooring. Built in sliding door storage cupboard fitted with shelf and rail. Radiator.

FIRST FLOOR

First Floor Landing

Doors leading to bedroom two, three and four and a bathroom.



Bedroom Two

11' 11" max x 10' 7" (3.63m x 3.23m) Double glazed window to front. Built in wardrobe fitted with shelf and rail. Radiator.

Bedroom Three

11' 10" max x 10' 11" (3.61m x 3.33m) Double glazed window to rear. Built in wardrobe fitted with shelf and rail. Radiator.

Bedroom Four

9' 6" x 7' 5" (2.90m x 2.26m) Double glazed window to front. Built in cupboard. Radiator.

Bathroom

Suite comprising panel enclosed bath with mains shower over and glass side screen. Vanity wash hand basin. LLWC. High gloss brick effect splash-basks. Airing cupboard housing hot water tank and shelving. Tiled flooring. Obscure double glazed window to rear. Radiator.

SECOND FLOOR

Second Floor Landing

Doors leading to master bedroom and a dressing room.

Bedroom One

18' 10" x 11' 11" min (5.74m x 3.63m) Master bedroom with dual aspect dormer window to front and rear fitted with venetian blinds. TV point. Two radiators. Doors to En-suite and dressing room.

En Suite

White suite comprising vanity wash hand basin, low level WC and panelled bath with glass shower screen and wall mounted shower over. Laminate flooring. Heated towel rail. LED wall mirror. Extractor fan.

Dressing Room

9' 6" x 6' 5" (2.90m x 1.96m) Walk in dressing room with fitted clothes rails and wall mounted mirror.

OUTSIDE

Front Garden

Grassed lawn and low level hedges. Paved path leading to front door. External light.

Rear Garden

South facing rear garden enclosed by fencing. Large decking area. Paved path to lawn area. External light. Outside water tap. Summer house. Gated access to garage and parking.

Summer House

9' 5" x 5' 9" (2.87m x 1.75m) Wooden summer house/external office with fully glazed french entrance doors and additional door to side.

Garage and Parking

16' 2" x 8' 3" (4.93m x 2.51m) Single garage with up and over door. Additional parking space in front of garage.





Denotes restricted head height

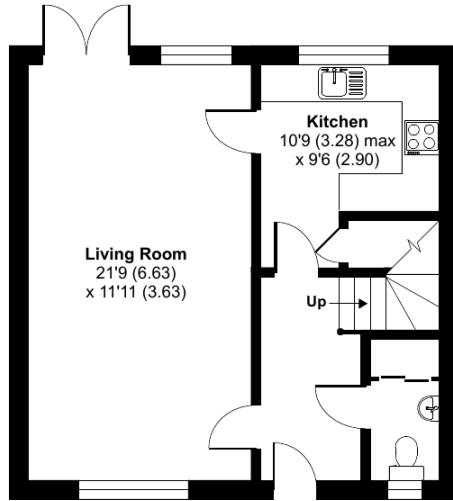
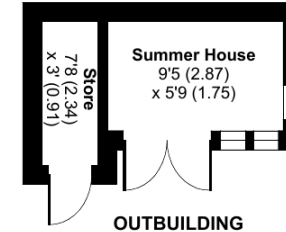
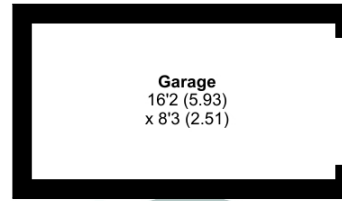
Approximate Area = 1345 sq ft / 125 sq m (excludes garage)

Garage = 133 sq ft / 12.3 sq m

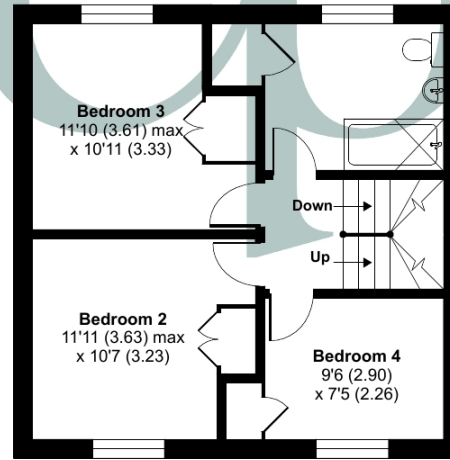
Outbuilding = 81 sq ft / 7.5 sq m

Total = 1559 sq ft / 144.8 sq m

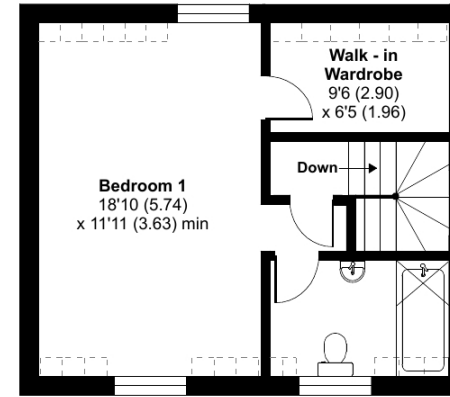
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	77	
(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: 1146970

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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