



High Street

Arlesey,
Bedfordshire, SG15 6SX
£450,000

country
properties

Situated in the heart of Arlesey is this 3/4 bedroom semi-detached chalet bungalow that has been sympathetically adapted to create spacious and flexible family living. Offering a 23ft Living room, 16ft Kitchen diner, 2 further reception rooms, downstairs shower room, 3 bedrooms upstairs and W/C. This property is a MUST VIEW.

- MUST BE VIEWED
- 23ft living room with a bay window, feature fireplace and exposed beams
- Flexible accommodation
- Driveway for up to 3 cars
- Well maintained and established garden with sheds to remain
- 19ft kitchen diner with a separate 16ft Sunroom leading to the garden
- Easy access to A1 (M) and mainline train stations
- Shed in the garden with power & light to remain



INTERNAL

Ground Floor

Entrance Porch

Porch area with storage cupboard housing combination gas boiler serviced annually. Wood effect vinyl flooring. Archway to entrance hall.

Entrance Hall

Cupboard housing fuse board. Stairs rising to first floor with understairs storage cupboard and installed stair lift that can stay or be removed. Multi pane doors to Living Room and Kitchen and door to Shower Room.

Kitchen / Dining Room

19' 6" x 14' 10" (5.94m x 4.52m) A range of wall and base units with worksurfaces over. Ceramic one and half bowl sink with mixer tap over. Stone effect tiled splashbacks. Range style cooker to remain with Canon extractor hood over. Integrated dishwasher and integrated fridge/freezer. Storage pantry cupboard with power and light. Wood effect vinyl flooring. Door to Entrance Hall. Bay window to front aspect, two high level windows to side and entrance door to front.

Living Room

Bay window to front aspect. Fitted carpet. Radiator. Arch to further living area with feature exposed brick fireplace with Inset log burner. Second radiator. Feature exposed beams. Radiator. Multi pane door to Family Room/Bedroom Four. Large window to.. and internal window to Family Room.

Family Room/Bedroom Four

16' 0" x 11' 4" (4.88m x 3.46m) Wood effect vinyl flooring. Three windows to rear aspect and French patio doors onto rear garden. Radiator. Arch into utility room.



Utility Room

A range of wall and base units with roll edge worksurfaces over. Inset one and half bowl stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Obscure glass internal window to Sun Room.

Sun Room

16' 4" x 7' 8" (4.99m x 2.34m) French patio doors to rear garden. Wood effect vinyl flooring. Radiator. Window to side and window to rear. Two sky light windows. Archway into Kitchen.

Shower Room

Newly fitted shower room with white suite comprising pedestal wash hand basin, low level WC and corner walk in shower cubicle. Wall mounted and floor bathroom cabinet. Heated towel rail. Blocked off Internal window to side. Vinyl flooring,

First Floor

Landing

Velux window. Doors to all rooms. Loft access.



Bedroom One

14' 5" x 13' 6" (4.40m x 4.12m) Master bedroom with dual aspect dormer window to front and rear. Built in wardrobes. Part pitched ceiling,. Storage in eaves. Radiator.

Bedroom Two

15' 1" x 10' 7" (4.60m x 3.23m) Window to rear aspect. Built in wardrobes. Part pitched ceiling with feature exposed beams. Storage in eaves. Radiator.

Bedroom Three

7' 7" x 6' 7" (2.31m x 2.01m) Dormer window to rear aspect. Part pitched ceiling. Storage in eaves. Radiator.

WC Room

Low level WC and pedestal wash hand basin with mixer tap over. Tiled walls. Ceramic tiled flooring. Velux window to front. Radiator. Airing cupboard in eaves.

Outside

Rear Garden

Good size westerly facing rear garden mainly laid to lawn and mature flowers, shrubs and trees. Patio area with pergola over. External water tap. Further patio area to the rear of the garden with storage shed with power and light and further garden shed, both to remain.

Front Garden

Brick boundary wall with pillared entrance leading to block paved driveway providing off road parking for up to three cars. Raised flower and shrub borders and steps up to front door. Further entrance door into kitchen with level access. External water tap.

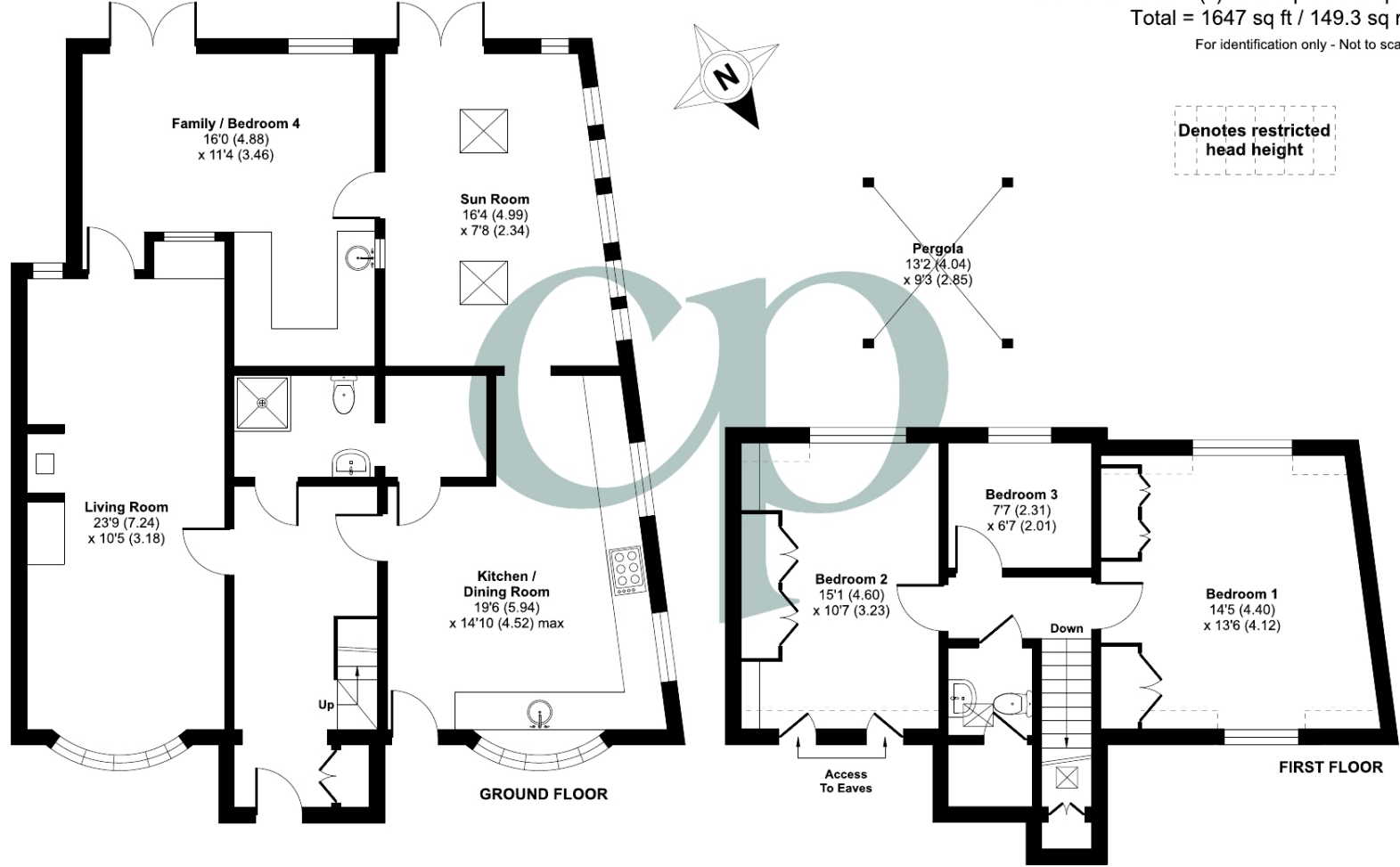
Agents Note

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

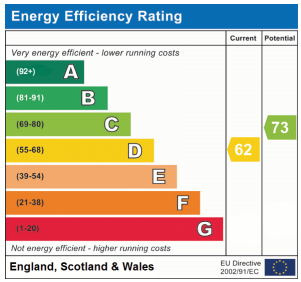




Approximate Area = 1617 sq ft / 150.2 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Total = 1647 sq ft / 149.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1303599



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Viewing by appointment only

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