



Hospital Road

Arlesey,
Bedfordshire, SG15 6RL
£600,000

COUNTRY PROPERTIES
PART OF HUNTERS

This detached, character property is hidden away behind a high hedge, giving a wonderful secluded feel to the property. The accommodation is spacious throughout, with great size rooms retaining period features, alongside sympathetic modernisation and improvement. On the ground floor a recently added porch leads into a great size farmhouse style kitchen/diner, with a central chimney breast separating the room from the snug, with feature wood burner, next door. The snug leads through to the spacious living room with bay window and Aga wood burner. At the other end of the kitchen, a good size utility room leads to a recently fitted shower room. On the first floor the master bedroom has a newly fitted en-suite shower room, and 3 further double bedrooms are served by the re-fitted family bathroom. Externally, a bright and spacious studio room offers a great space to work from home, or potentially convert into annex accommodation if desired. The gardens are to the front of the house and surrounded by a high hedge, giving complete privacy from the road, and a driveway provides parking for 2 vehicles.



- Detached period home
- Spacious rooms throughout
- Separate studio, work from home, or possible annex
- Living room with bay window and wood burner
- Snug with wood burner
- Replacement windows throughout
- Re-fitted bathroom, en-suite shower and ground floor shower
- West facing garden and small courtyard
- Driveway for 2 vehicles
- Farmhouse style kitchen/diner with spacious separate utility room
- EPC - E
- Council Tax - Band E





Room Sizes

Living Room - 5.36m x 4.24m (17' 7" x 13' 11")

Snug - 4.52m x 4.27m (14' 10" x 14' 0")

Kitchen / Breakfast Room - 5.46m x 4.29m (17' 11" x 14' 1")

Utility Room - 4.09m x 1.83m (13' 5" x 6' 0")

Master Bedroom - 4.70m x 4.24m (15' 5" x 13' 11")

En-suite Shower - 0.97m x 2.41m (3' 2" x 7' 11")

Bedroom 2 - 4.24m x 3.10m (13' 11" x 10' 2")

Bedroom 3 - 3.66m x 3.28m (12' 0" x 10' 9")

Bedroom 4 - 3.00m x 2.92m (9' 10" x 9' 7")

Bathroom - 2.57m x 2.46m (max) (8' 5" x 8' 1")

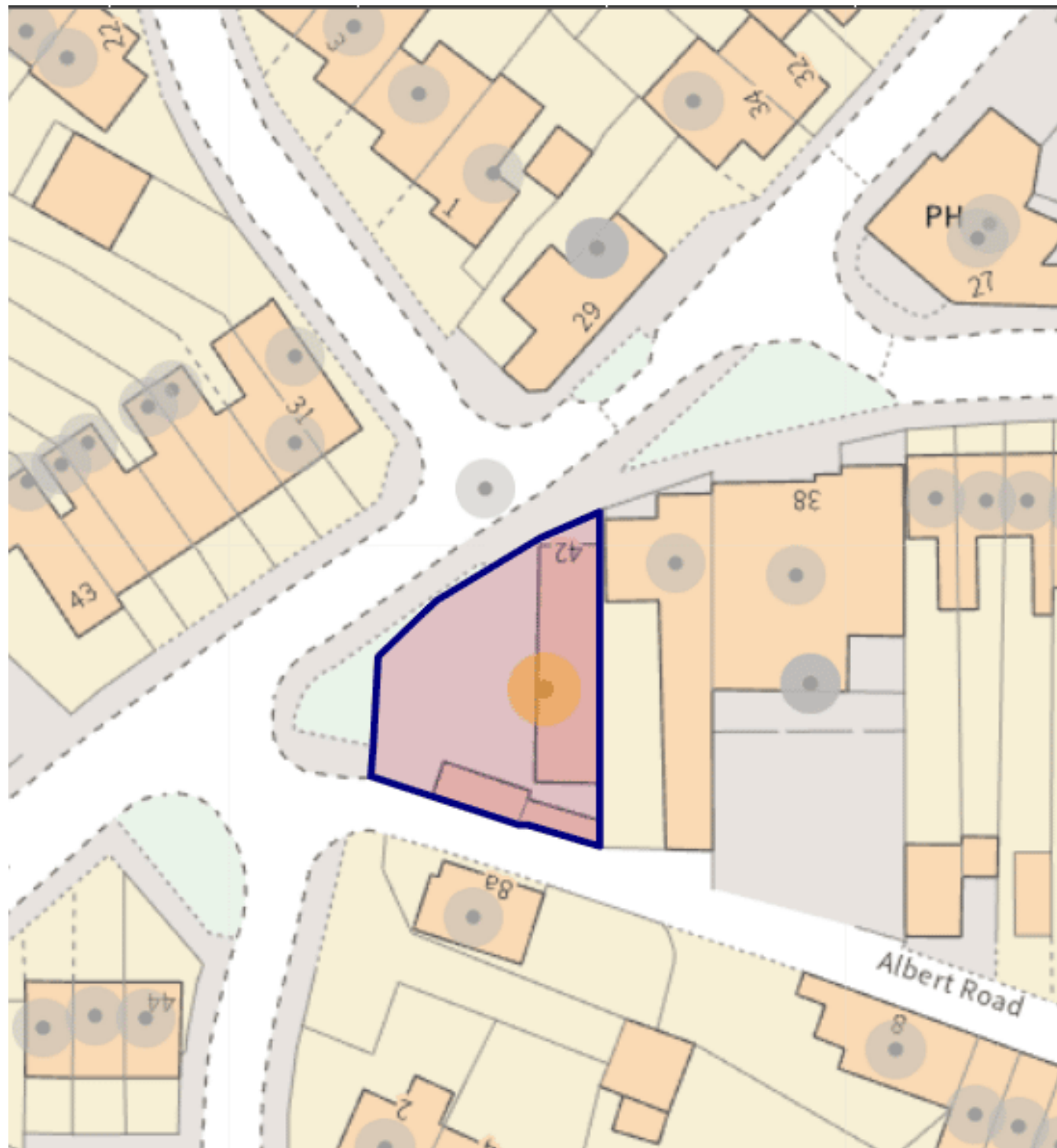
Studio - 5.64m x 3.53m (max) (18' 6" x 11' 7")



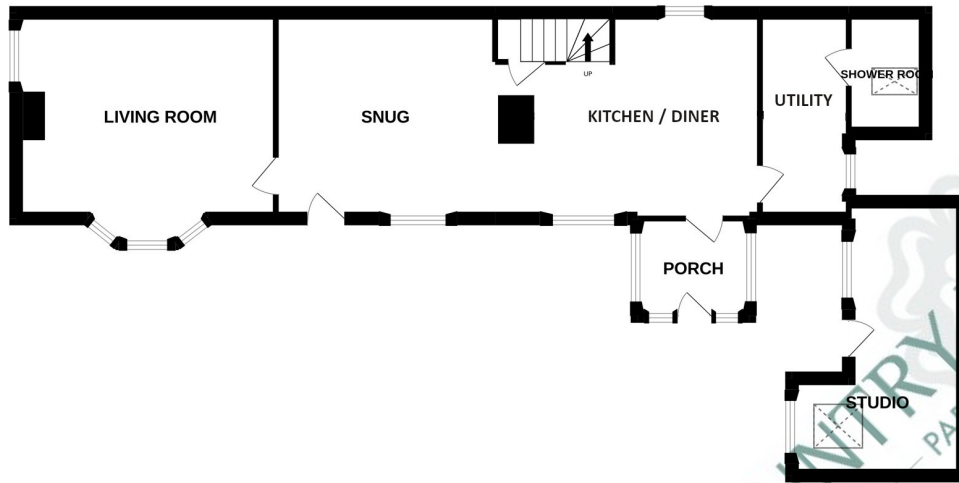
Location

Arlesey

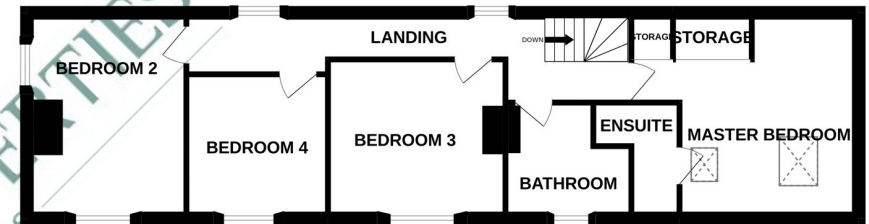
This property is situated in the Bedfordshire village of Arlesey. Located close to the Hertfordshire border with fantastic access to local towns such as Hitchin and Letchworth, providing shopping and entertainment facilities. Arlesey has a 'good' lower school and a well-regarded nursery. Arlesey train station provides access to London St. Pancras in approximately 40 minutes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

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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