



High Street

Arlesey,
Bedfordshire, SG15 6RA
£550,000

COUNTRY PROPERTIES
PART OF HUNTERS

Spacious, detached, four bedroom family home. Offering approx 1,750 sq/ft of accommodation, this character property has been extended on the ground floor and has a good balance of spacious living accommodation, along with four double bedrooms, a good size rear garden and off street parking for up to 3 cars. The current owners have modernised and re-furbished the property, retaining character features and adding some nice touches, such as a cosy wood burner in the living room. The property benefits from a flexible layout, with a utility room and shower room on the ground floor, en-suite to bedroom three and family bathroom on the first floor, along with four double bedrooms and playroom. Externally the rear garden is approx 75 ft with a useful brick built outbuilding, a garden shed and a decked seating area that catches the sun nearly all day and is perfect for getting together with friends. Viewings are recommended to appreciate this spacious family home.



- Detached period home
- Four double bedrooms
- Ground floor shower room, first floor family bathroom and ensuite shower to bedroom 3
- Living room with wood burner
- Spacious kitchen / breakfast room open plan to dining room
- Bay fronted study with feature fireplace
- Approx 75ft rear garden with brick built outbuilding
- Off street parking for up to 3 cars





Room Sizes

Living Room - 3.96m x 3.63m (13' 0" x 11' 11")

Dining Room - 3.78m x 3.63m (12' 5" x 11' 11")

Kitchen Breakfast Room - 3.04m x 6.79m (10' 0" x 22' 3")

Utility Room - 1.95m x 1.75m (6' 5" x 5' 9")

Shower Room - 1.94m x 1.78m (6' 4" x 5' 10")

Study - 4.63m x 2.48m (15' 2" x 8' 2")

Bedroom 1 - 3.96m x 3.69m (13' 0" x 12' 1")

Bedroom 2 - 3.96m x 3.63m (13' 0" x 11' 11")

Bedroom 3 - 3.77m x 2.72m (12' 4" x 8' 11")

En-suite Shower Room - 2.92m x 0.81m (9' 7" x 2' 8")

Bathroom - 1.93m x 2.80m (6' 4" x 9' 2")

Bedroom 4 - 3.61m x 3.26m (11' 10" x 10' 8")

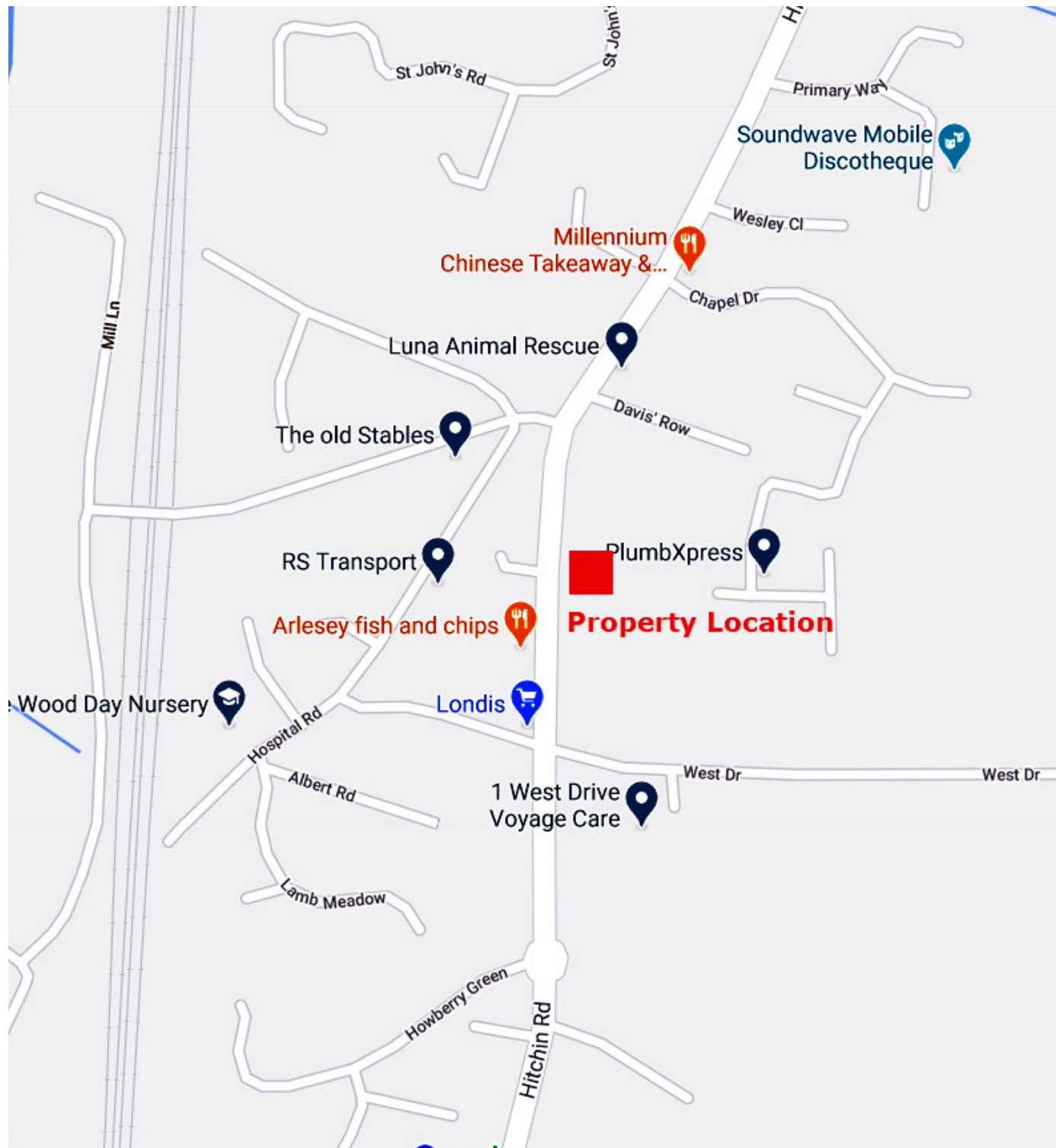
Play Room - 3.52m x 3.38m (11' 7" x 11' 1")

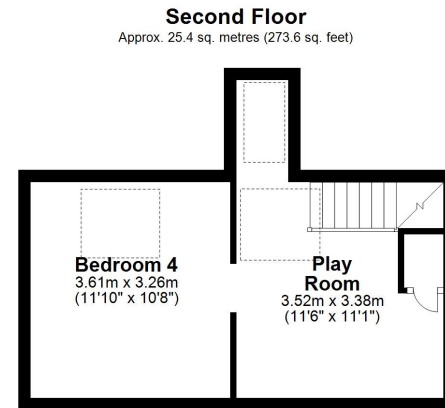
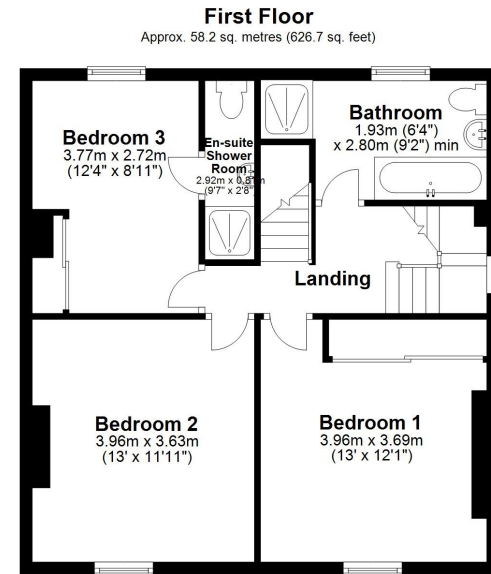
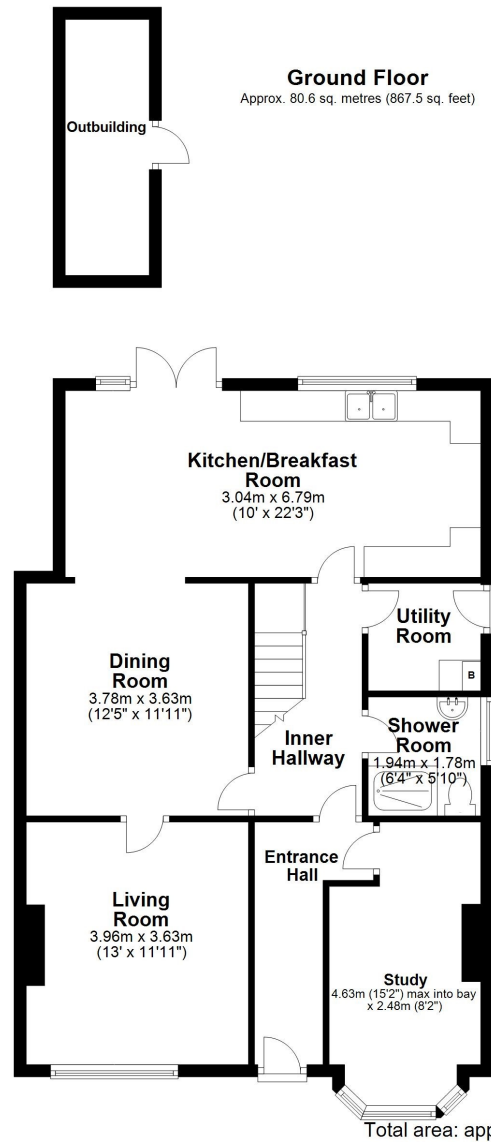


Location

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.





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	64
(39 to 54) E	42
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	EU Directive 2002/91/EC

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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