



# Howberry Green

Arlesey,  
Bedfordshire, SG15 6ZA  
£460,000

country  
properties



Situated in a quiet cul-de-sac, this well-presented detached three-bedroom home offers spacious and versatile accommodation. The ground floor features a bright open-plan kitchen and dining room, along with a separate living room, a convenient utility room and downstairs W/C. Upstairs, the property boasts three well-proportioned bedrooms, including a master bedroom with built-in wardrobe and private en-suite shower room. Externally, the home benefits from a driveway providing off-road parking and a single garage. The property is ideally located close to Arlesey mainline station, offering direct links to London St Pancras.

- South / East facing rear garden
- 18ft (max) Kitchen dining room with bay window
- Excellent commuter access into London via Arlesey main line station ( St Pancras in 38 mins)
- Master bedroom with en-suite & fitted wardrobes
- Re decorated throughout
- Separate 18ft (max) living room

## INTERNAL

## GROUND FLOOR

### Entrance Porch

Carpeted flooring. Radiator. Door onto Cloakroom and Hallway.

### Cloakroom

Wash hand basin and low level WC. Tiled splashbacks. Tiled flooring. Radiator. Window to front aspect.

### Entrance Hall

Karndean flooring. Carpeted stairs rising to first floor with understairs storage cupboard. Radiator. Doors onto Kitchen/Dining room, Living room and Utility.

### Kitchen/ Dining Room

18' 6" max x 11' 3" into bay (5.64m max x 3.42m into bay) Open plan Kitchen/Diner with bay window to side aspect in Dining area and further window to side aspect in Kitchen area. Re fitted kitchen with a range of wall and base units with worksurfaces over and breakfast bar. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated oven and inset gas hob with glass splashback and extractor fan over. Space for fridge/freezer and dishwasher. New combination boiler fitted 2/3 years ago. Karndean flooring. Under cabinet lights.

### Utility Room

6' 1" x 4' 9" (1.85m x 1.45m) A range of wall and base units with worksurfaces over. Inset stainless steel sink with hot and cold tap over. Tiled splashbacks. Plumbing and space for washing machine and tumble dryer. Patio door to side.



## Living Room

18' 8" x 10' 10" (5.65m x 3.29m) Window to front aspect and onto rear garden, sliding patio doors onto rear garden. Fitted carpet. Two radiators.

## FIRST FLOOR

### Landing

Window to side aspect. Doors to all bedrooms and bathroom. Storage cupboard. Access to part boarded loft.

### Bedroom One

11' 3" x 11' 2" (3.42m x 3.40m) Master bedroom with window to side aspect. Fitted carpet. Double built in wardrobes. Radiator. Door to En-suite.

### En Suite

Re fitted and fully tiled en-suite comprising vanity wash hand basin and low level WC unit and walk in shower cubicle. Matching wall units and bathroom mirror with integrated lighting. Tiled flooring. Chrome heated towel rail. Obscure window to side aspect.

### Bedroom Two

11' 7" x 9' 2" (3.54m x 2.80m) Window to side aspect. Fitted carpet. Double built in storage cupboard. Radiator.

### Bedroom Three

9' 2" x 7' 4" (2.79m x 2.24m) Window to front aspect. Single storage cupboard. Wood effect vinyl flooring.

## Bathroom

Re fitted and fully tiled bathroom with suite comprising vanity wash hand basin and low level WC unit with under cabinet lighting, panel enclosed P-shaped bath tub with shower over and curved shower screen to side. Chrome heated towel rail. Wall mounted bathroom cabinet and large bathroom mirror. Shaver point. Obscure window to side aspect.

## OUTSIDE

### Front Garden

Landscaped front garden with shingled area, shaped grassed lawn areas and driveway with off road parking space for two to three cars.

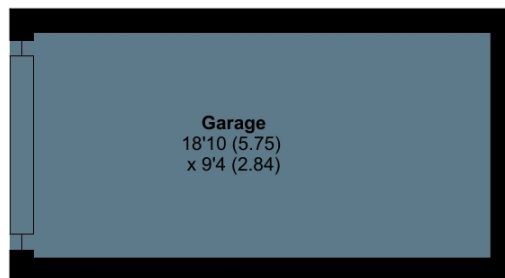
### Rear Garden

Landscaped garden with paved patio area, grassed lawn area. Shingled borders with established shrubs and trees and further paved patio area to rear. Stepping stones to garden shed at rear. Gated side access.

### Garage

Single garage with up and over door.

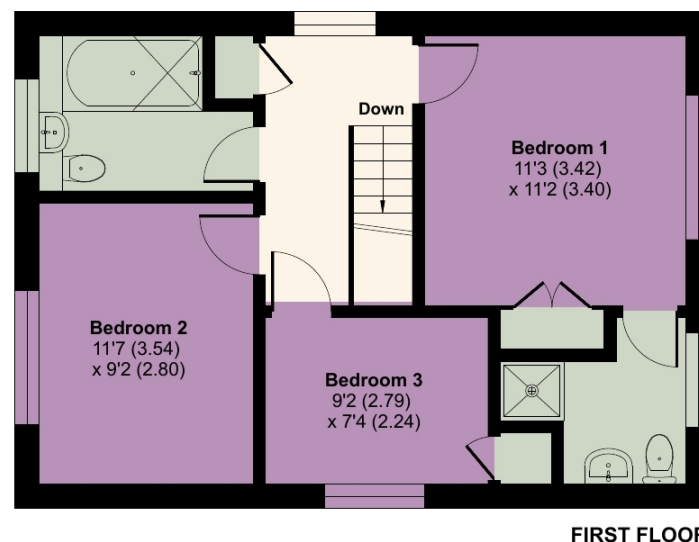
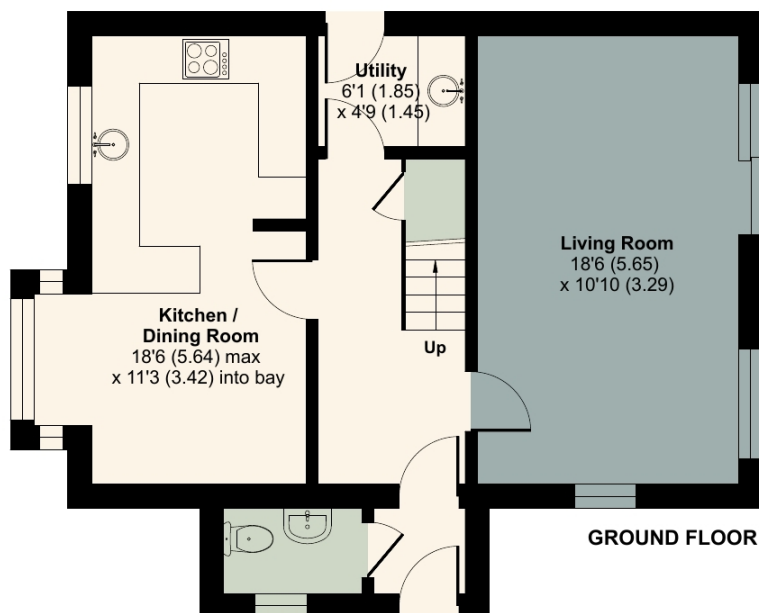




Approximate Area = 1048 sq ft / 97.3 sq m  
Garage = 176 sq ft / 16.3 sq m  
Total = 1224 sq ft / 113.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2026. Produced for Country Properties. REF: 1416062



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## Viewing by appointment only

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