



Howberry Green

Arlesey,
Bedfordshire, SG15 6ZA
£445,000

country
properties

Nestled within a cul-de-sac is this chain free immaculately presented three-bedroom detached home offering spacious and versatile living accommodation. The ground floor features a separate kitchen and utility room, two generously sized reception rooms, a bright conservatory, and a convenient downstairs W/C. Upstairs, you'll find two double bedrooms and one single bedroom—all with built-in wardrobes. The master bedroom further benefits from an en-suite. Externally, the property boasts a well-maintained, south-facing rear garden. Additional features include a single garage and a private driveway with parking for one vehicle.

- Chain free – a must view!
- Master bedroom with en suite and built in wardrobe
- 18ft living room & separate dining room
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Tucked at the end of a small cul-de-sac
- South facing rear garden
- 2 receptions rooms plus a Conservatory

INTERNAL

GROUND FLOOR

Entrance Porch

Tiled flooring. Door to Cloakroom. Radiator. Door to entrance hall.

Cloakroom

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

Entrance Hall

Door to Kitchen, Living Room, Dining Room and Utility. Fitted carpet. Understairs storage cupboard. Carpeted stairs rising to first floor. Radiator.

Kitchen

8' 11" x 8' 8" (2.73m x 2.64m) A range of wall and base units with rolled edge worksurfaces over. White ceramic sink and drainer unit with stainless steel mixer tap over. Tiled splashbacks. Integrated single oven with induction hob and extractor fan over. Space for fridge/freezer. Wall mounted boiler. Tiled flooring. Window to front aspect.

Living Room

18' 6" x 10' 8" (5.64m x 3.24m) Dual aspect windows to side and rear aspect. Fitted carpet. Feature electric fireplace. Two radiators. Sliding doors onto Conservatory.

Conservatory

11' 6" x 9' 5" (3.51m x 2.88m) UPVC on brick base. Tiled flooring. Electric heater. Patio doors to side leading onto rear garden.



Dining Room

11' 2" (into bay) x 9' 8" (3.40m into bay x 2.94m) Bay window to front aspect. Fitted carpet. Radiator.

Utility

Base unit with rolled edge worksurfaces over and space for washing machine. Inset stainless steel sink unit with mixer tap over. Tiled splashbacks. Tiled flooring. Radiator. Part glazed patio door to side aspect.

FIRST FLOOR

Landing

Doors to all bedrooms and bathroom. Storage cupboard. Loft hatch. Radiator. Window to side aspect.

Bedroom One

11' 6" x 10' 11" (3.50m x 3.34m) Window to rear aspect. Fitted carpet. Built in double wardrobe. Radiator. Door to En Suite.

En Suite

Part tiled En Suite comprising pedestal wash hand basin, low level WC and shower cubicle with fully tiled splashback wall. Wall mounted mirrored cabinet. Radiator. Tiled flooring. Window to rear aspect.

Bedroom Two

11' 6" x 9' 3" (3.50m x 2.81m) Window to front aspect. Fitted carpet. Built in double wardrobe. Radiator.

Bedroom Three

9' 2" x 6' 11" (2.80m x 2.11m) Window to side aspect. Fitted carpet. Storage cupboard. Radiator.

Bathroom

Part tiled bathroom with suite comprising wash hand basin, low level WC and bath tub with shower over. Shaver point. Tiled flooring. Radiator. Window to front aspect.

OUTSIDE

Front Garden and Driveway

Shingled are, grassed lawn are with decorative stones and shrubs. External lighting. Blocked paved drive with off road parking space for one car.

Rear Garden

Rear garden mainly laid to lawn, paved paths and raised decking area. Flower and shrub beds borders with established tree. Garden shed to remain. Gated side access.

Garage

Single garage with electric up and over door. Power and light. Personal door onto rear garden.



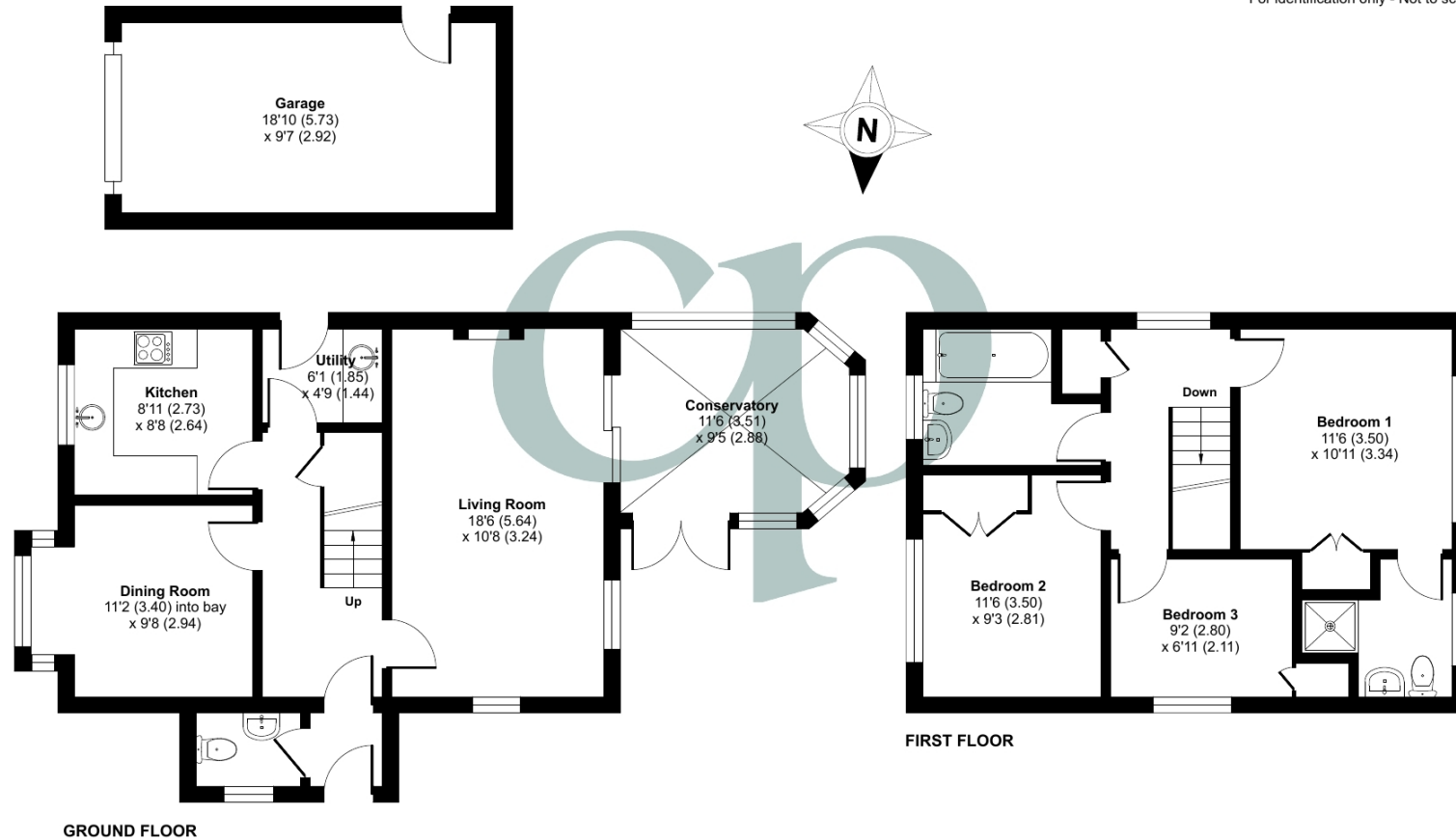
Approximate Area = 1147 sq ft / 106.5 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1327 sq ft / 123.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	77
(81-91)		
(69-80)	C	65
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1359414

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Viewing by appointment only

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