



Hitchin Road

Arlesey,
Bedfordshire, SG15 6RR
£375,000

country
properties

New to the market in Arlesey is this delightful 3 bedroom cottage with a 23ft Lounge diner with a feature fireplace, off road parking, 29ft garage and a generous garden. The property is being offered in wonderful condition and benefits from Arlesey's travel links with direct routes to London via Arlesey mainline station.

- CHAIN FREE – A MUST VIEW!
- Driveway for up to 2 cars next to the property with a further 29ft garage to the rear and parking space
- New consumer unit
- Re-plastered and decorated
- Beautiful east facing garden
- 23ft Lounge diner with a feature fireplace and patio door leading to the garden
- Updated bathroom in April 2025
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect vinyl flooring. Carpeted stairs rising to first floor. Radiator. Door into Living Room, internal glass brick window and door into Dining Room.

Living Room / Dining Room

23' 5" (max) x 15' 9" (max) (7.15m max x 4.80m max) Open plan Living / Dining room with dual aspect windows to side and rear. Fitted carpet. Fitted storage cabinet. Feature gas fireplace. Radiator. Arch opening onto Dining Room. Dining Room with fitted carpet. Glass bricks internal window. Multi pane patio doors onto rear garden. Radiator.

Kitchen

14' 2" x 8' 10" (4.31m x 2.70m) A range of matching wall and base units with worksurfaces over and upstands. Blanco inset white ceramic sink and drainer unit with stainless steel swan neck mixer tap over. Integrated oven and grill, inset gas hob with stainless steel extractor fan over and glass splashback. Space for fridge/freezer. Space and plumbing for washing machine. Integrated dishwasher. Cupboard housing a boiler. Understairs storage cupboard. Ceramic tiled flooring. Vertical wall mounted radiator. Dual aspect multi pane windows to side and rear and part glazed door onto rear garden.



FIRST FLOOR

Landing

Window to side aspect. Door to Bedroom Two. Loft hatch. Steps up to Master Bedroom, Bedroom Two and Bathroom.

Bedroom Two

9' 10" x 9' 0" (2.99m x 2.74m) Multi pane window to rear aspect. Fitted carpet. Fitted double wardrobes. Vertical radiator.

Bedroom One

15' 7" x 12' 6" (4.76m x 3.82m) Spacious master bedroom with two multi pane windows to front aspect. Fitted carpet. Radiator.

Bedroom Three

10' 9" x 5' 6" (3.27m x 1.67m) Window to rear aspect. Fitted carpet. Radiator.

Bathroom

Re fitted bathroom with suite comprising pedestal wash hand basin with tiled splashback, low level WC and panel enclosed shaped bath with shower over, fully tiled splashback wall and shaped side shower screen. Heated towel rail. Storage airing cupboard. Obscure multi pane window to rear aspect.

OUTSIDE

Rear Garden

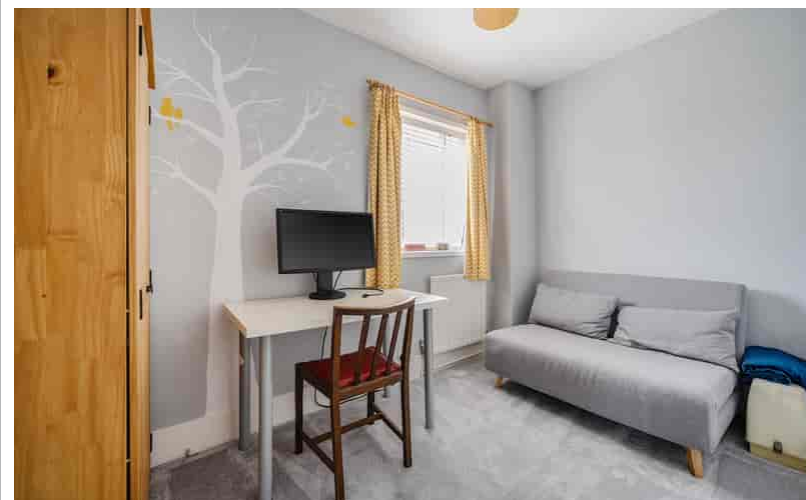
Rear garden mainly laid to lawn with flower and shrubs borders, vegetable patch and mature trees. Paved patio area. Garden playhouse to remain. Personnel door to garage. External water tap. External light.

Driveway

Driveway providing off road parking space for two cars. Low brick retaining wall to side and front. Gated side access to rear.

Garage and Parking

Tandem garage with manual roll door. Power and light. Additional parking space in front of the garage.

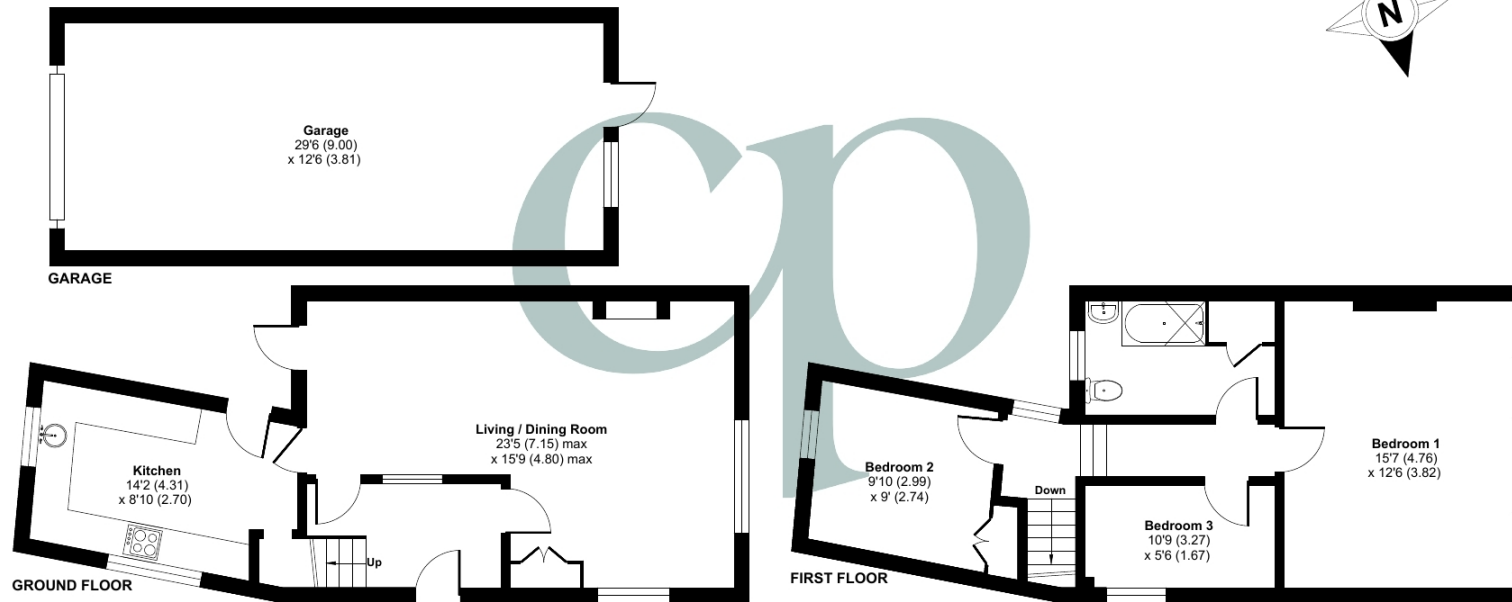


Approximate Area = 1004 sq ft / 93.2 sq m

Garage = 369 sq ft / 34.2 sq m

Total = 1373 sq ft / 127.4 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). © nchecon 2025. Produced for Country Properties. REF:1311977

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Viewing by appointment only

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