



8 GUDGEON MEADOW
ARLESEY, SG15 6AX

Lane &
BENNETTS



8 Gudgeon Meadow
Arlesey
Bedfordshire
SG15 6AX

Lane & Bennetts are delighted to market this beautifully presented, spacious family home, upgraded and well-maintained, located at the end of a cul-de-sac. This property offers everything a family needs, a beautiful kitchen / diner with integrated appliances and peninsular bar, a family-sized lounge room and four well-proportioned double bedrooms to the first floor. To the ground floor there is a useful downstairs study, WC and large storage cupboard. The large landing leads to the well-presented bedrooms, all with built-in storage, shutter blinds, carpeted throughout and well-proportioned. The dual aspect master bedroom has a useful dressing area as well as an en-suite shower room. There is a guest bedroom with useful en suite as well as a good size family bathroom. Bedrooms three and four are also both double bedrooms with windows to rear aspect. The South-West facing rear garden has been improved, creating a lovely patio area, lawned area with bedding plants surrounding. There is a useful shed and secure, gated side access leading to the car port - with parking for two vehicles. There is an additional parking space to the front of the property.

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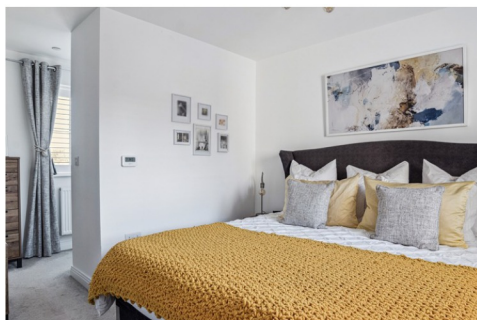
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AN IMMACULATELY PRESENTED HOME IN A FABULOUS LOCATION
WITHIN WALKING DISTANCE OF THE STATION



KEY FEATURES

- FOUR DOUBLE BEDROOM DETACHED HOME
- FABULOUS KITCHEN/ DINER
- USEFUL GROUND FLOOR STUDY
- MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE
- GUEST BEDROOM WITH EN-SUITE
- BUILT IN STORAGE IN ALL ROOMS
- OFF-ROAD PARKING FOR 3 CARS



Approximate Gross Internal Area
(Excluding Carport)
 Ground Floor = 63.8 sq m / 687 sq ft
 First Floor = 79.8 sq m / 859 sq ft
 Total = 143.6 sq m / 1,546 sq ft

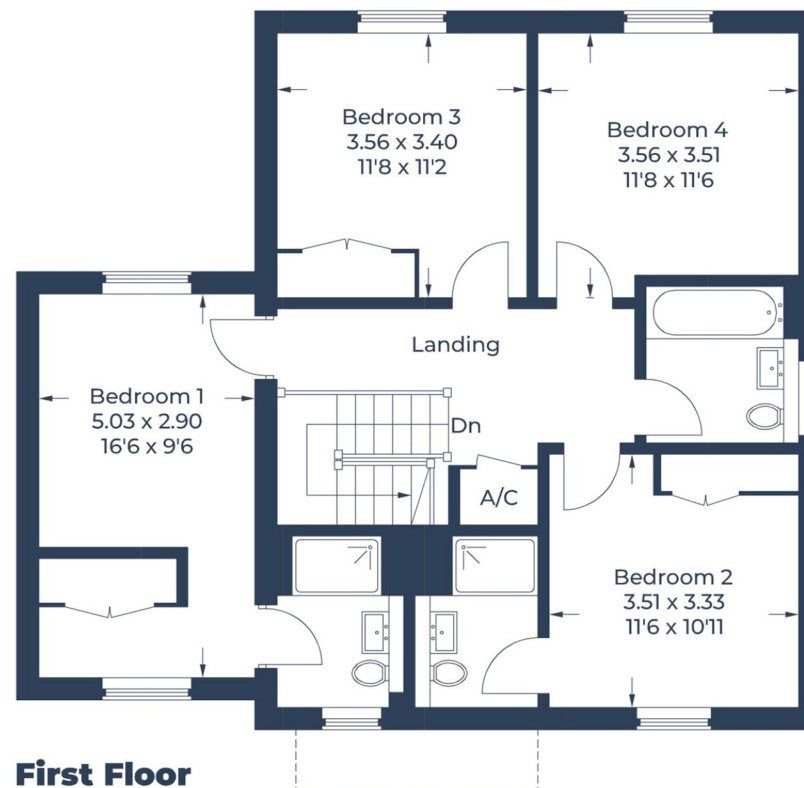
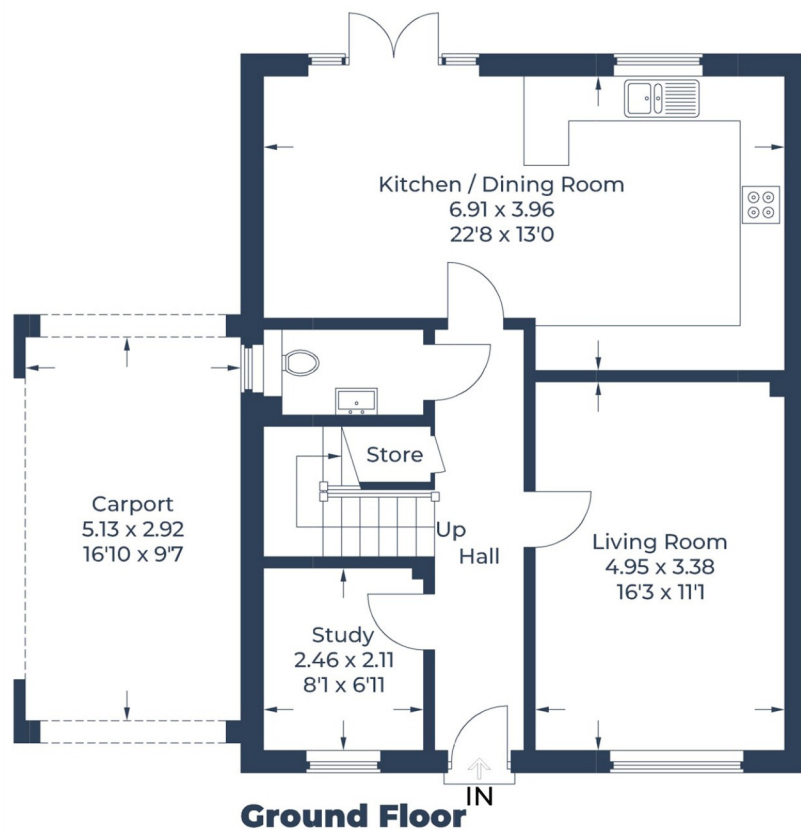


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 any apparatus, equipment, fixtures,
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 they are in working order or fit for their
 purpose. The agent has not had sight of
 the Title documents. References to
 the tenure are based on information
 supplied by the seller. A buyer is advised
 to obtain verification from their solicitor
 or surveyor. Furthermore solicitors
 should confirm that items described in
 the sales particulars are included in the
 sale since circumstances can change
 during marketing or negotiations. A final
 inspection prior to exchange of contracts
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