



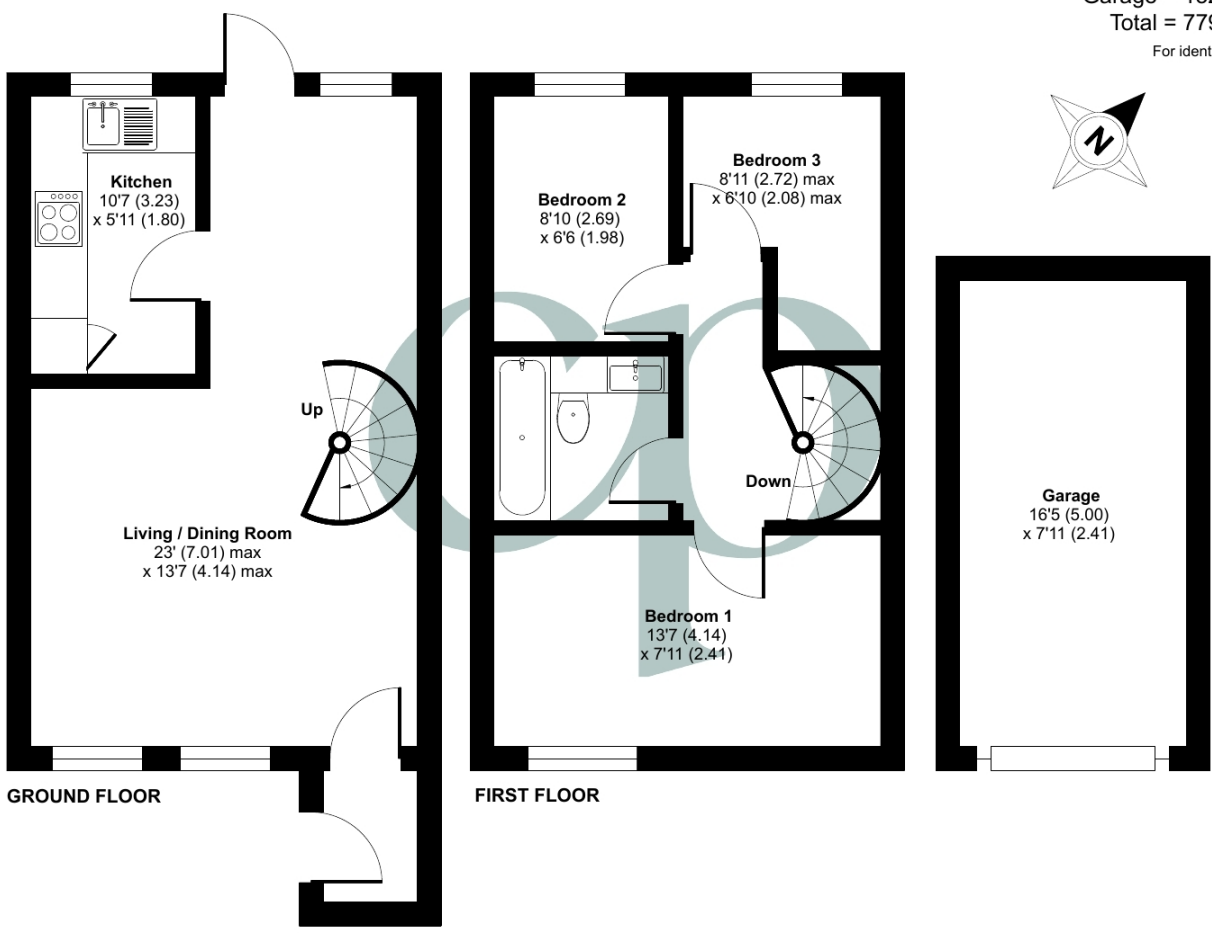
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# 14, The Poplars

Arlesey,  
Bedfordshire, SG15 6UW

£311,000

Approximate Area = 647 sq ft / 60.1 sq m  
Garage = 132 sq ft / 12.2 sq m  
Total = 779 sq ft / 72.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+)	A	89
(81-91)	B	
(69-80)	C	70
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1145134

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

Country Properties | 1, Arlesey Road | SG5 4HA  
T: 01462 834022 | E: stotfold@country-properties.co.uk  
www.country-properties.co.uk

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Situated in the popular 'Church End' of Arlesey in a small cul de sac within walking distance of the mainline station this 3 bedroom home has been updated and boasts garage en-bloc with parking in front.

- Single GARAGE en bloc with parking in front
- Just a short walk to Arlesey train station
- Excellent commuter access into London via Arlesey mainline station (St Pancras in 38 mins)
- New boiler installed November 2023 with 10 x year warranty
- New flooring to Living/Dining Room in 2023
- Sought after 'Church End' location – with Excellent commuter access onto A507

GROUND FLOOR

Entrance Hall Porch

Double glazed front door. Vinyl flooring. Storage cupboard housing a gas boiler and door to living room.

Living/ Dining Room

23' 0" max x 13' 7" max (7.01m x 4.14m) Open plan living room with dual aspect double glazed windows to front and rear. Wood effect flooring. TV and telephone points. Staircase raising to first floor. Two radiators. Double glazed door into rear garden.

Kitchen

10' 7" x 5' 11" (3.23m x 1.80m) Newly fitted (August 2021) kitchen with a range of wall and base units with roll-edge worksurfaces over. Stainless steel sink and drainer with mixer tap over. Integrated Miele electric oven and hob with stainless steel extractor hood over. Tiled walls. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Pine paneled ceiling with inset lights. Double glazed window to rear.



FIRST FLOOR

Landing

Vinyl flooring. Loft access. Doors into all rooms.

Bedroom One

13' 7" x 7' 11" (4.14m x 2.41m) Double glazed window to front. Radiator.

Bedroom Two

8' 10" x 6' 6" (2.69m x 1.98m) Double glazed window to rear. Radiator.

Bedroom Three

8' 11" x 6' 10" (2.72m x 2.08m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising vanity wash hand basin, low level WC and paneled bath with glass shower screen, mixer tap and shower over. Shaver point. Extractor fan. Fully tiled walls. Vinyl flooring.

OUTSIDE

Front Garden

Front garden laid to lawn. Path leading to front door.

Rear Garden

Fully enclosed rear garden mainly laid to lawn. Paved patio area. Gated rear access to garage en-bloc. Timber shed. Outside light.

Garage

A single brick-built garage with up and over door in nearby block with further parking in front for one car.

