



Breacher Place

Arlesey,
Bedfordshire, SG15 6AZ
£450,000

country
properties

Built in 2022 by 'Cala Homes', This beautifully presented 3/4 bedroom semi-detached property offers versatile family living over 3 floors with off road parking for up to 3 cars. Tucked away in the newly developed Arlesey Grange, the property is just one mile away from Alresey station with direct trains to central London and is under 4 miles to the A1(M).

- NHBC Warranty still remaining 10 years from 2022
- Offered in immaculate condition, just move in!
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Two en suites from Bedroom 1 & Bedroom 2
- End plot provides a private enclosed large garden.

Kitchen/ Breakfast Room

15' 0" x 7' 7" (4.57m x 2.31m) A range of wall and base units with Quartz kitchen worksurfaces over with upstands. One and half bowl sink and drainer with swan neck mixer tap over. Integrated electric oven and hob with stainless steel extractor hood over and Quartz splashback. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window to front aspect. Radiator. Double built in cabinet. Amtico flooring.

Living / Dining Room

20' 10" (max) x 14' 8" (max) (6.35m max x 4.47m max) Double glazed window to rear aspect. Radiator. Storage cupboard. Dining area with double glazed window to side aspect and French door onto rear garden. Two velux windows. Radiator.

FIRST FLOOR

Landing

Radiator. Doors to bedroom one, bedroom three and bathroom. Airing cupboard. Carpeted stairs rising to second floor.



INTERNAL

GROUND FLOOR

Entrance Hall

Amtico flooring. Door to cloakroom, kitchen/breakfast room and living/dining room. Underfloor storage cupboard. Carpeted stairs rising to first floor.

Cloakroom

Wash hand basin with tiled splashback and low level WC. Heated towel rail. Window to front aspect. Amtico flooring.

Bedroom One

12' 6" x 10' 1" (max) (3.82m x 3.08m max)
Double glazed window to rear aspect. Two built in wardrobes. Fitted carpet. Radiator. Door to En Suite.

En Suite

Part tiled En Suite comprising vanity wash hand basin, low level WC and double walk in shower cubicle with fully tiled walls. Heated towel rail. Ceramic tiled flooring.

Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bathroom

Three piece bathroom suite comprising vanity wash hand basin, low level WC, bath tub with shower over and shower screen to side. Part tiled with fully tiled shower splashback wall. Ceramic tiled flooring. Double glazed window to front aspect.

SECOND FLOOR

Second Floor Landing

Bedroom Two

11' 9" (into bay) x 10' 11" (max) (3.59m into bay x 3.32m max) Double glazed dormer window to front aspect. Radiator. Storage cupboard. Loft hatch. Door to En Suite.

En Suite

Part tiled En Suite to bedroom two comprising wash hand basin, low level WC and double shower with fully tiled walls. Double glazed window to rear aspect. Ceramic tiled flooring.

Bedroom Four / Study

7' 10" x 7' 3" (into bay) (2.39m x 2.21m into bay) Double glazed dormer window to rear. Radiator.

OUTSIDE

Front Garden and Parking

Paved path to front door. Grass area with shrub. Paved driveway with off road parking space for up to three cars.

Rear Garden

Rear garden enclosed by timber fencing, mainly laid to lawn and with paved patio area. Garden shed. External water tap.

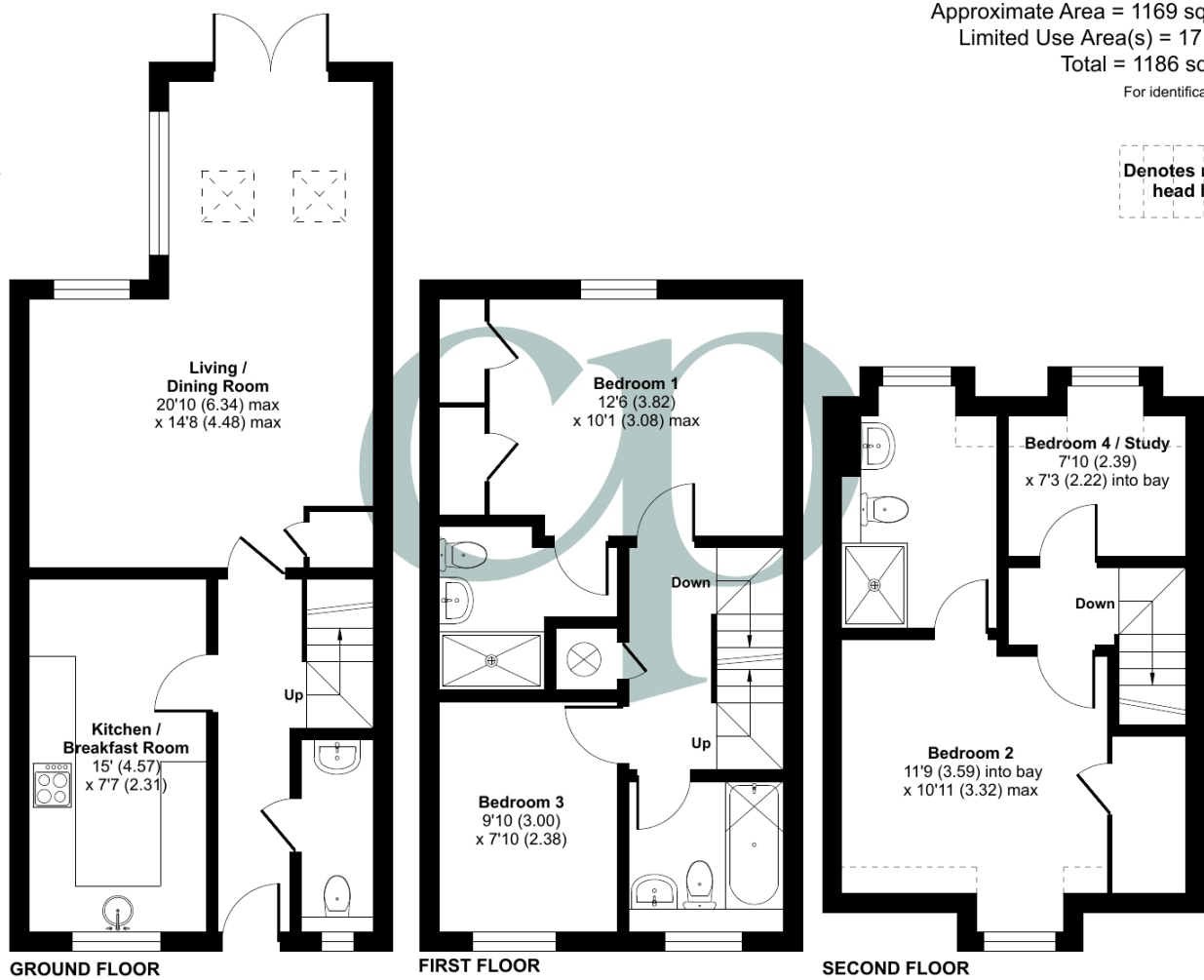




Approximate Area = 1169 sq ft / 108.6 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Total = 1186 sq ft / 110.1 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(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: 1244906

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

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