



17, Station Road

Arlesey,
Bedfordshire, SG15 6RG
£245,000

country
properties

In need of modernisation make your mark on this spacious 2 bedroom cottage offered with no upward chain. Just a short commute to nearby Arlesey mainline station with direct links to London St Pancras station (approx. 38 mins)

- 18ft Living Room with feature open fireplace
- No upward chain - immediate possession available
- Downstairs bathroom
- Local amenities close by
- Just a short stroll to countryside walks
- Gas central heating

INTERNAL

GROUND FLOOR

Living Room/ Dining Room

18' 5" x 11' 9" (5.61m x 3.58m)
Entrance door into Living / Dining Room with multi pane window to front aspect. Feature open fireplace with exposed brick chimney breast. Fitted base cupboards. Wood effect flooring. Two radiators. Door to Kitchen.

Kitchen

11' 10" x 8' 0" (3.61m x 2.44m) A range of wall and base units with roll edge worksurfaces over. Inset one and half bowl sink and drainer unit with mixer tap over. Built in oven and gas hob with stainless steel mixer tap over. Tiled splashbacks. Space for fridge/freezer. Stairs rising to first floor. Part glazed patio door onto rear garden. Wood effect flooring. Opening to Lobby.

Inner lobby

Plumbing and space for washing machine. Wall mounted combination gas boiler serviced annually. Door to Bathroom.



Bathroom

Three piece bathroom suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over and shower screen to side. Wood effect flooring. Tiled walls. Obscure multi pane window to side.

FIRST FLOOR

Bedroom One

12' 0" x 11' 1" (3.67m x 3.39m)
Window to front aspect. Airing cupboard. Radiator.

Bedroom Two

9' 3" x 6' 11" (2.81m x 2.11m)
Window to rear aspect. Storage cupboard. Radiator.

OUTSIDE

Rear Garden

South East facing rear garden enclosed by fencing, paved path throughout to rear and flower beds with variety of established flowers and shrubs. Bin store.

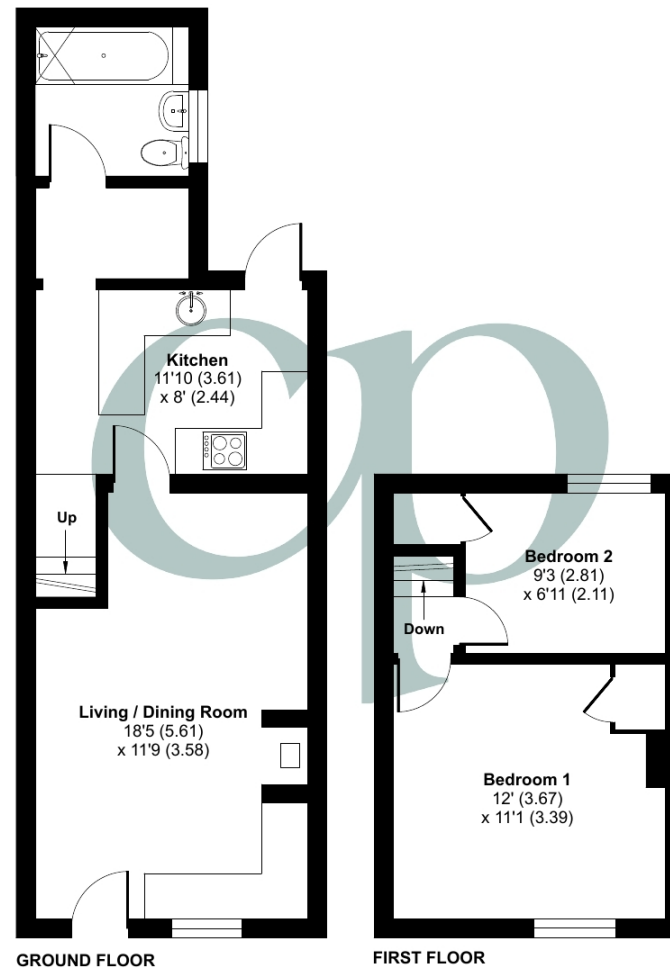
Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk



Approximate Area = 610 sq ft / 56.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	69
(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: 1303882

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Viewing by appointment only

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