



Primary Way
Arlesey,
Bedfordshire, SG15 6YE
£320,000

country
properties

Set in a small cul de sac this well presented 3 bedroom home is well positioned for commuters with easy access to Arlesey mainline station (38 mins to London St Pancras station) and AIM.

- Allocated off road parking
- 15ft Kitchen/Diner with door onto rear garden with gated access to parking area
- Well presented throughout - Just move in
- Large well maintained front garden
- Private enclosed rear garden with timber shed to remain
- Close to local amenities

INTERNAL

GROUND FLOOR

Entrance Hall

Tiled flooring. Radiator. Storage cupboard. Multi pane door into living room.

Living Room

15' 0" (max) x 11' 5" (max) (4.57m max x 3.48m max) Double glazed window to front. Radiator. Multi pane door into kitchen/diner.

Kitchen/ Diner

15' 1" (max) x 13' 4" (max) (4.60m max x 4.06m max) A range of wall and base units with granite worksurfaces over. Tiled splashbacks. Inset stainless steel circular sink and drainer unit with swan neck mixer tap over. Built in electric oven and hob with stainless steel extractor hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Integrated fridge and integrated freezer. Ceramic tiled flooring. Feature glass brick wall. Stairs rising to first floor with understairs storage cupboard. Wall mounted gas boiler. Double glazed window to rear.

Dining area with wood effect flooring. Double glazed window to rear and UPVC double glazed door onto rear garden. Radiator.



FIRST FLOOR

Landing

Loft access to partially boarded loft space with ladder and light.

Bedroom One

13' 9" (max) x 8' 7" (max) (4.19m max x 2.62m max) Master bedroom with double glazed window to rear. Radiator.

Bedroom Two

10' 0" x 8' 8" (max) (3.05m x 2.64m max) Double glazed window to front. Radiator. Built in wardrobe with sliding door.

Bedroom Three

8' 8" (to bay) x 6' 9" (max) (2.64m to bay x 2.06m max) Double glazed box window to side. Radiator.

Bathroom

Fully tiled bathroom with suite comprising P shaped panel enclosed bath with main shower over and curved glass shower screen, low level WC and wash hand basin. Obscure double glazed window to rear. Extractor fan. Chrome heated towel rail.

OUTSIDE

Front Garden

Large front garden mainly laid to lawn with paved pathway to front door and lavender border. Feature lighting.

Rear Garden

Laid to lawn with raised shrub border. Paved patio area. Feature lighting. Gated access to side. Timber shed to remain. External water tap. Security lighting.

Parking

Paved allocated off road parking space for one car.

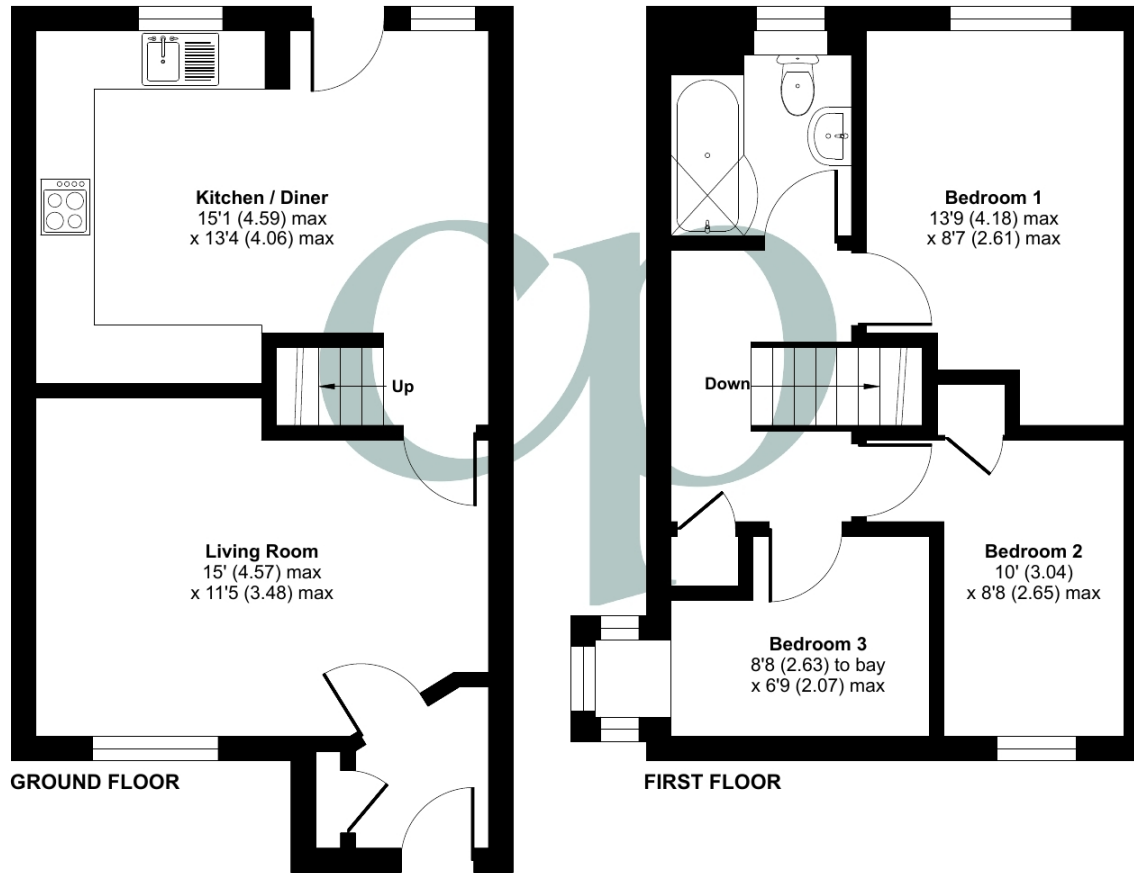
Agents Note

The plot outline in satellite image is approximate representation of the boundary



Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	68	
(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 2024. Produced for Country Properties. REF: 1210016

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Viewing by appointment only

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