



High Street

Arlesey,

Bedfordshire, SG15 6RA

Offers in Excess of £275,000

country
properties

This charming and well-presented two-bedroom cottage offers a perfect blend of character and comfort. The property features a 17ft lounge/diner, a well-appointed kitchen, two bedrooms upstairs, and a modern family bathroom. Outside, you'll find a low-maintenance courtyard garden, along with allocated parking. Conveniently located in the heart of Arlesey, the cottage is just a short distance from local amenities, as well as Arlesey and Letchworth mainline train stations, both offering direct links to London St Pancras.

- Motivated sellers – a MUST VIEW!
- 1 parking space to the rear
- 17ft Lounge Diner
- West facing courtyard garden
- Close to local amenities
- Excellent commuter access into London via Arlesey or Letchworth main line station
- Exposed Beams in the living room

INTERNAL

GROUND FLOOR

Entrance Hall

Carpeted stairs rising to first floor. Wood effect vinyl flooring. Radiator. Door to Living / Dining room.

Living /Dining Room

17' 5" (max) x 15' 1" (max) (5.31m max x 4.60m max) Bay window to front aspect. Exposed beams to ceiling and inset spotlights. Two radiators.. Feature fireplace surround. Wood effect vinyl flooring. Understairs storage cupboard. Door to Kitchen.

Kitchen

10' 0" x 9' 9" (3.05m x 2.96m) A range of wall and base level units with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer unit with mixer tap over. Plumbing and space for washing machine and slimline dishwasher. Electric oven, grill and hob with stainless steel extractor hood over. Space for American style fridge/freezer. Curtain enclosed storage/pantry cupboard. Radiator. Wall mounted boiler. Tiled flooring. Window to rear aspect and part glazed patio door onto rear garden.



FIRST FLOOR

Landing

Doors to both bedrooms and bathroom.

Bedroom One

12' 1" (max) x 8' 6" (max) (3.68m max x 2.58m max) Window to front aspect. Fitted carpet. Built in storage cupboard. Part pitched ceiling with access to loft space. Radiator.

Bedroom Two

8' 6" x 8' 2" (2.59m x 2.48m) Window to rear aspect. Fitted carpet. Part pitched ceiling. Radiator.

Bathroom

White suite comprising wash hand basin with vanity unit under, low level WC and panel enclosed bath with electric shower over and fully tiled splashback wall. Shaver point. Wall mounted mirrored bathroom cabinet. Tiled effect vinyl flooring. Chrome heated towel rail. Part tiled walls. Obscure window to rear aspect.

OUTSIDE

Front Garden

Enclosed front garden with picket fence, shrubs, hedges and footpath leading to front door.

Rear Courtyard

Paved patio and fully enclosed with gated side access to parking.

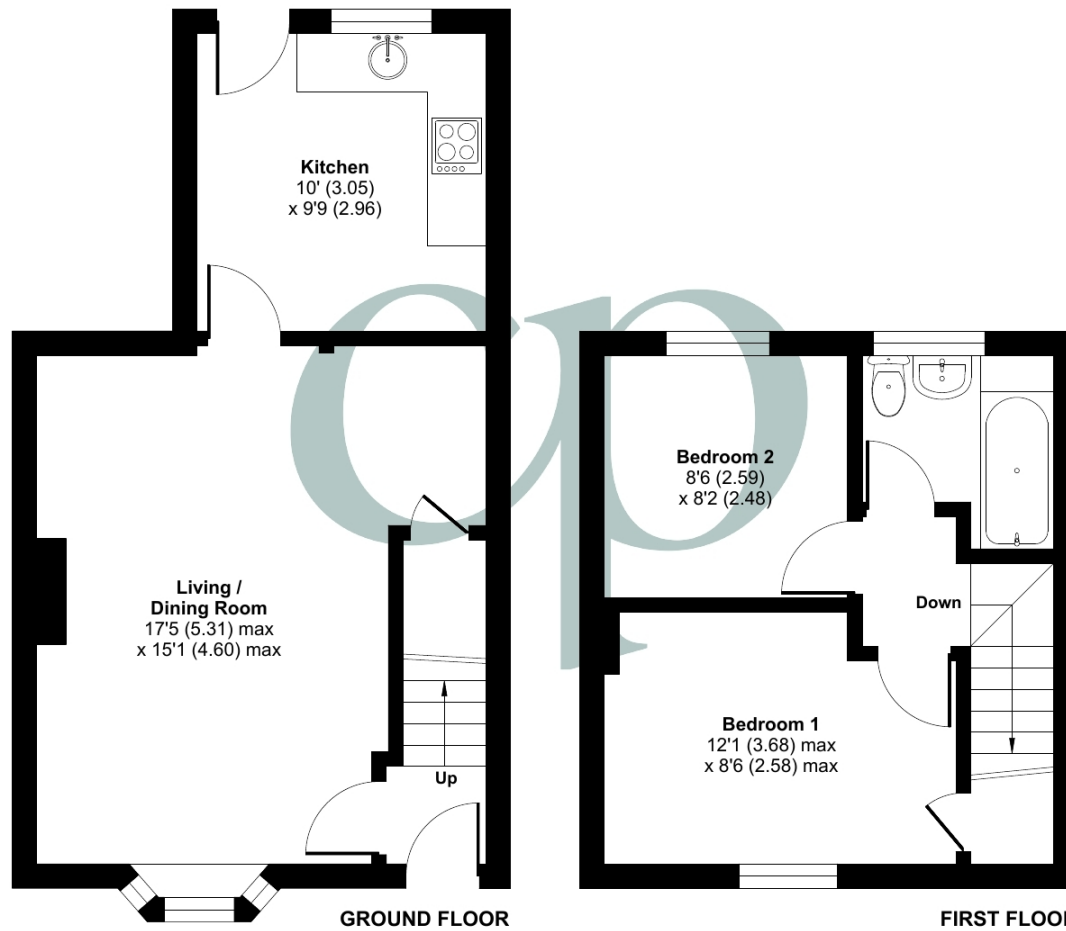
Parking

Allocated parking space to side of courtyard with storage unit/timber shed.



Approximate Area = 625 sq ft / 58.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		G
(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: 1365095

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Viewing by appointment only

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