



3a, Arlesey Road

Henlow,
Bedfordshire, SG16 6DF
£475,000

country
properties

Located in the highly desirable village of Henlow, this CHAIN FREE immaculate 3 bedroom detached Wheatley-built home offers spacious and beautifully presented accommodation throughout. The property features a bright and airy dual-aspect 20ft living room, Kitchen and separate dining room. Three generous double bedrooms, including an en-suite and built-in wardrobes to the master. Externally, the home benefits from a south-facing rear garden and 2 allocated parking spaces.

- Chain free - Just move in!
- Wheatley home built in 2022 - NHBC warranty remaining
- Three double bedrooms - bedroom one with en suite shower room and built in wardrobes
- South facing rear garden
- Fitted kitchen appliances with added kitchen storage cupboards by the current owners
- Two off-road allocated parking spaces
- Walking distance to Arlesey mainline train station with excellent commuter access into London (St Pancras in 38 mins)

INTERNAL

GROUND FLOOR

Entrance Hall

Carpeted flooring. Glass panel door onto Dining room, door to Kitchen, Cloakroom and glass panel double doors to Living room. Carpeted stairs rising to first floor.

Living Room

20' 0" max x 12' 4" max (6.09m max x 3.77m max)
Window to front aspect and French doors with wing windows to both sides onto rear garden. Fitted carpet. Radiator.

Kitchen

11' 2" x 9' 0" (3.40m x 2.74m) A range of wall and base units with worksurfaces with upstands over. Inset one and half bowl stainless steel sink and drainer unit with swan neck flexi hose mixer tap over. Tiled splashbacks. Integrated oven and grill and inset gas hob with splashback and extractor fan over. Integrated dishwasher and fridge/freezer. Tiled flooring. Window to rear and part glazed patio door onto rear garden with fitted external canopy over.

Dining Room

11' 2" max x 8' 4" max (3.41m max x 2.53m max)
Window to front aspect and sliding door onto Kitchen. Fitted carpet. Radiator.

Cloakroom

Pedestal wash hand basin with tiled splashbacks and low level WC. Tiled flooring. Radiator.



FIRST FLOOR

Landing

Window to rear aspect mid staircase. Storage cupboard housing a mega flow tank. Loft hatch. Doors to all bedroom and family bathroom. Radiator.

Bedroom One

14' 0" x 9' 3" (4.27m x 2.82m) Master bedroom with window to front aspect. Built in wardrobe with sliding doors. Fitted carpet. Radiator. Door to En-suite.

En Suite

Part tiled En-suite comprising vanity wash hand basin and low level WC unit, shower cubicle with splashback walls. Large wall bathroom mirror. Handheld bidet spray attachment. Heated towel rail. Shaver point. Tiled flooring. Obscure window to rear.

Bedroom Two

11' 3" max x 10' 5" max (3.43m max x 3.18m max) Window to front aspect. Fitted carpet. Fitted wardrobes with sliding doors. Radiator.

Bedroom Three

11' 4" x 9' 7" (3.45m x 2.93m) Window to rear aspect. Fitted carpet. Radiator.

Bathroom

White suite comprising vanity wash hand basin and low level WC unit, panel enclosed bath tub with shower over, fully tiled splashback walls and shower screen to side. Handheld bidet spray attachment. Heated towel rail. Tiled flooring and tiled splashbacks. Fitted bathroom mirrors. Obscure window to front aspect.

OUTSIDE

Front Garden

Enclosed by wrought iron railing and gate. Grassed lawn area and flower beds. Paved path leading to front door and to gated access to rear.

Rear Garden

Enclosed by timber fencing and manly laid to lawn. Raised beds borders with flowers, shrubs and trees. Paved patio area and paved path leading to garden shed. External power socket and water tap. Gated access to parking spaces to rear.

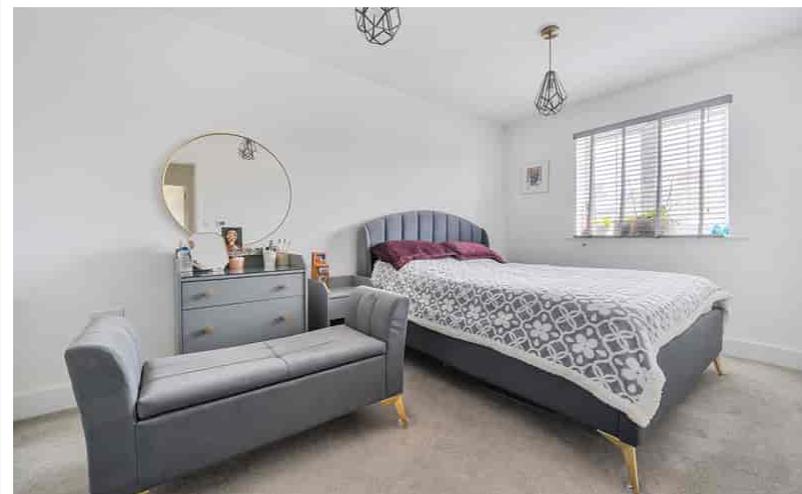
Parking

Block paved allocated off road parking spaces to rear for two cars.

Agent Note

The vendor informs us that the current annual estate/service charge is £384.46.

We advise any buyer to check this information with their legal representative prior to exchange of contracts.

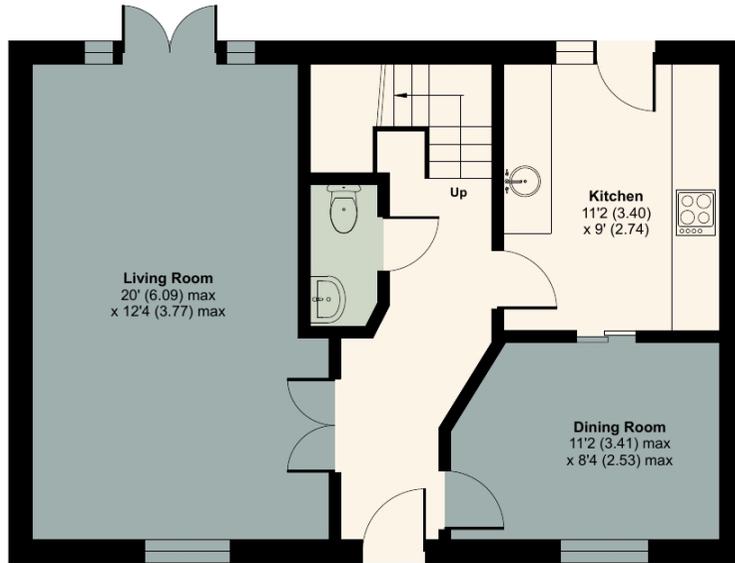


Approximate Area = 1144 sq ft / 106.2 sq m

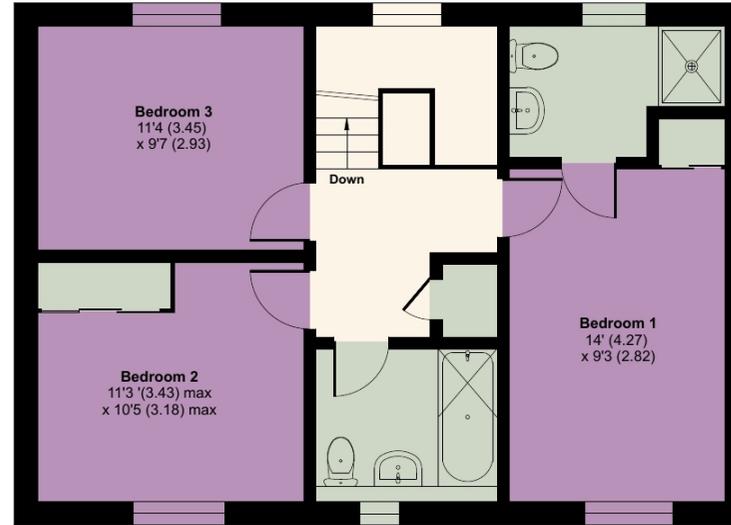
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(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	



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Country Properties. REF: 1418187



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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