



Church Lane

Arlesey,
Bedfordshire, SG15 6UL
£350,000

country
properties

This 3 Bedroom property situated in 'Church End' Arlesey, Offers great family living, a generous westly facing rear garden, ample off road parking and is just a short walk to Arlesey mainline train station with direct links into London St Pancras in appox 40 minutes.

- Re-fitted shower room in 2024
- Driveway for up to 3 cars
- Newly fitted LVT Herringbone style vinyl flooring throughout ground floor
- Approximately 12 minute walk from Arlesey station
- Excellent commuter access into London via Arlesey main line station

INTERNAL

GROUND FLOOR

Entrance Hall

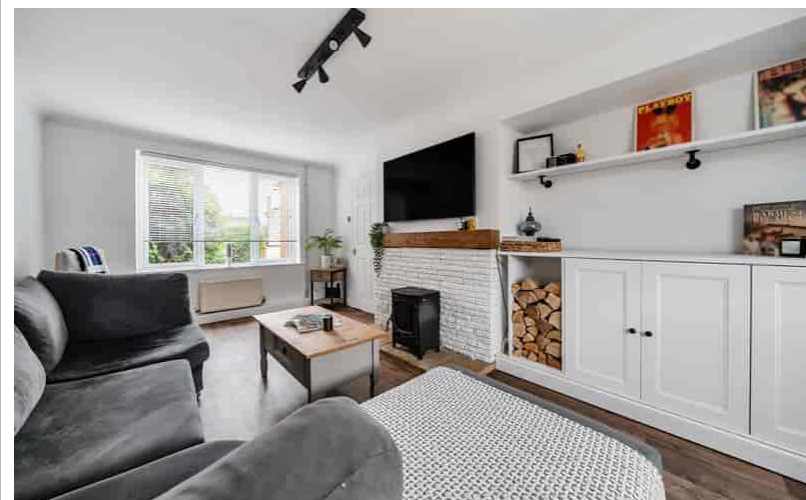
Tiled flooring. Window to side aspect. Radiator. Doors to Living Room and Kitchen / Diner. Stairs rising to first floor.

Living Room

18' 0" x 11' 0" (5.48m x 3.35m) Dual aspect windows to front and rear aspect. Feature fireplace with multi fuel burner and oak wood beam above (serviced in 2024). Fitted storage cupboards and shelving. LVT Herringbone style vinyl flooring. Radiator.

Kitchen/ Dining Room

18' 1" x 11' 4" (5.50m x 3.45m) A range of wall and base units with roll edge worksurfaces over. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Electric oven and gas hob with extractor fan over. Space for fridge/freezer, dishwasher and washing machine. Understairs storage cupboard. Radiator. LVT Herringbone style vinyl flooring. Window to front aspect and small window to rear aspect. Patio door to rear aspect.



FIRST FLOOR

Landing

Window to rear aspect. Radiator. Doors to all bedrooms and bathroom.

Bedroom One

12' 1" x 11' 3" (3.69m x 3.42m) Window to front aspect. Radiator. Overstairs cupboard. Stripped wood flooring.

Shower Room

Suite comprising vanity wash hand basin, low level WC and walk in double shower cubicle with brick effect fully tiled splashback wall. Paneling to dado height. Victorian style radiator. Hardwood vinyl click flooring. Window to rear aspect.

Bedroom Two

12' 2" (max) x 11' 1" (3.71m max x 3.38m) Window to front aspect. Loft access. Double built in wardrobes. Stripped wood flooring. Radiator.

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m) Window to rear aspect. Radiator.

OUTSIDE

Rear Garden

Rear garden mainly laid to lawn with shrub borders and trees. Paved patio area. Pergola to remain. Brick build shed to remain.

Front Garden

Block paved driveway providing off road parking for up to three cars. Low brick retaining wall to side and privet hedge borders. External water tap. Gated side access to rear.

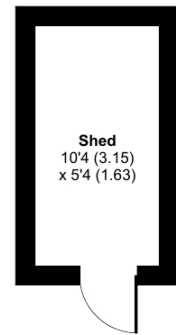


Approximate Area = 912 sq ft / 84.7 sq m (excludes passage)

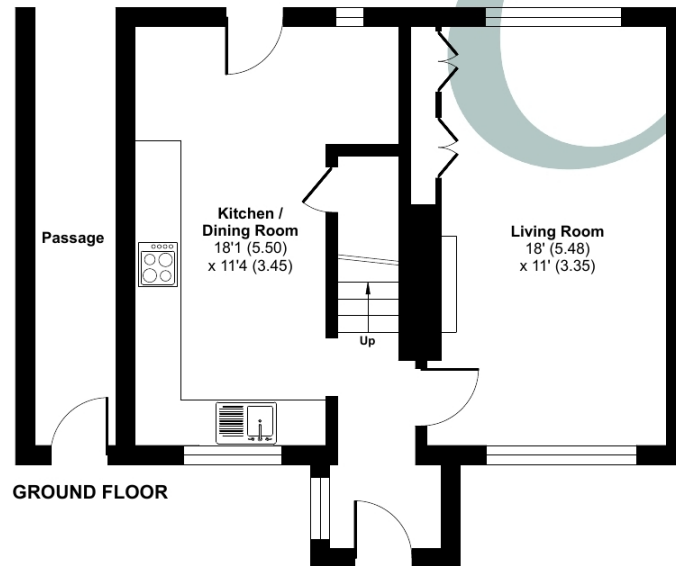
Outbuilding = 55 sq ft / 5.1 sq m

Total = 967 sq ft / 89.8 sq m

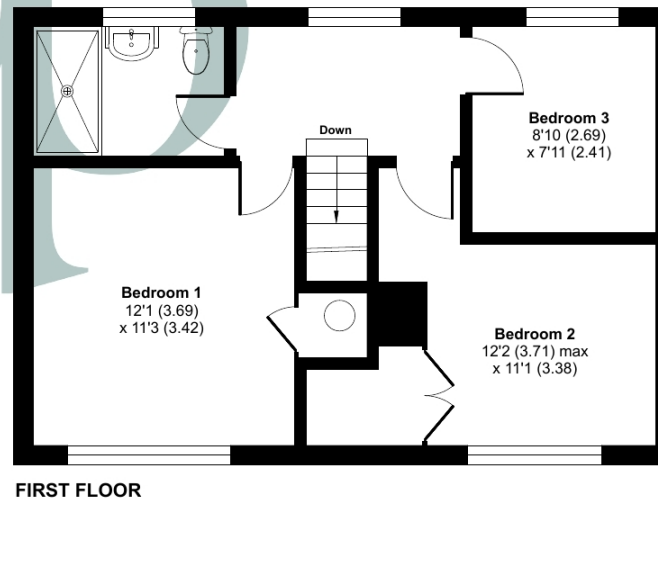
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	100
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	70
(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: 1306291

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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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