



High Street

Arlesey,
Bedfordshire, SG15 6TB
£440,000

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This beautifully presented three-bedroom semi-detached house has been thoughtfully renovated by the current owner, offering stylish and comfortable living throughout. The heart of the home is a newly updated 16ft kitchen, completed in September 2025. The property also benefits from new flooring and full redecoration, giving it a fresh and contemporary feel. Upstairs, there are two spacious double bedrooms, one single bedroom, and an updated family bathroom. Outside, the property boasts a generous approx. 150ft rear garden — perfect for families, entertaining, or future extension potential (STPP). To the front, there is a private driveway with space for up to two vehicles.

- 16ft newly fitted kitchen in September 2025
- New fuse board and electrics
- New family bathroom
- FENSA work in March 2023
- Re-plastered and decorated throughout
- Sound boarding added to the neighboring wall
- 150ft (approx) landscaped rear garden
- Potential to extend – subject to any necessary planning consents

INTERNAL

GROUND FLOOR

Entrance Hall

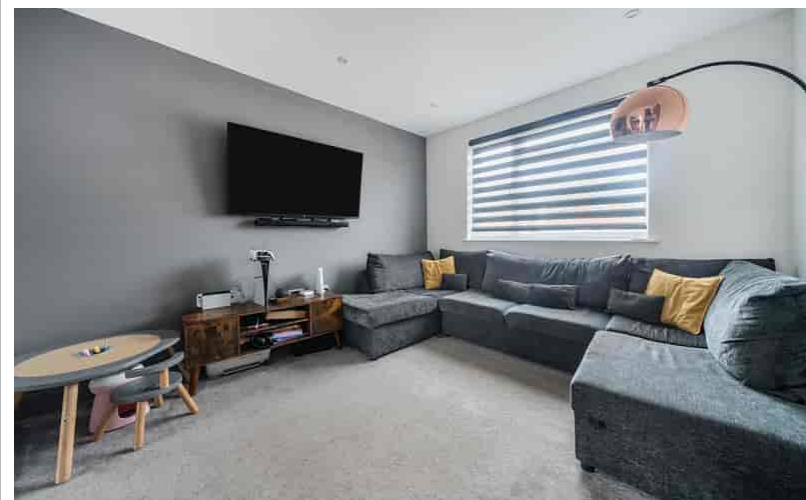
Tiled flooring. Understairs storage cupboard. Doors to Living Room. Large wall mounted vertical radiator. Wall paneling.

Kitchen

16' 7" x 9' 4" (5.06m x 2.85m) Newly fitted kitchen with a range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink with mixer tap over. Integrated eye level Hotpoint oven and grill. Inset gas hob and stainless steel extractor fan over. Space for American style fridge/freezer. Space and plumbing for washing machine/tumble dryer. Storage cupboard. Wood effect vinyl flooring. Two windows to side aspect and additional lantern window. Stable door onto rear garden. Radiator.

Living Room

11' 10" x 10' 6" (3.61m x 3.19m) Window to front aspect. Fitted carpet. Vertical radiator. Archway to Dining room.



Dining room

14' 4" x 11' 11" (4.36m x 3.63m) Wood effect vinyl flooring. Two vertical radiators. Carpeted stairs rising to first floor. Feature wall paneling. French doors onto rear garden.

FIRST FLOOR

Landing

Window to side aspect. Fitted carpet. Doors to all bedrooms and family bathroom. Loft hatch. Radiator.

Bedroom One

12' 0" x 9' 0" (3.67m x 2.73m) Window to front aspect. Fitted carpet. Built in wardrobe. Radiator.

Bedroom Two

12' 0" x 8' 5" (3.66m x 2.56m) Window to rear aspect. Fitted carpet. Built in wardrobe. Radiator.

Bedroom Three

8' 1" x 5' 4" (2.47m x 1.63m) Step up to third bedroom with window to side aspect. Fitted carpet. Storage cupboard housing a combi boiler. Radiator.

Bathroom

Newly fitted suite comprising vanity wash hand basin, low level WC and bath tub with shower over, shower screen to side and fully tiled splashback wall. Tiled flooring and part tiled walls. Chrome heated towel rail. Window to front aspect.

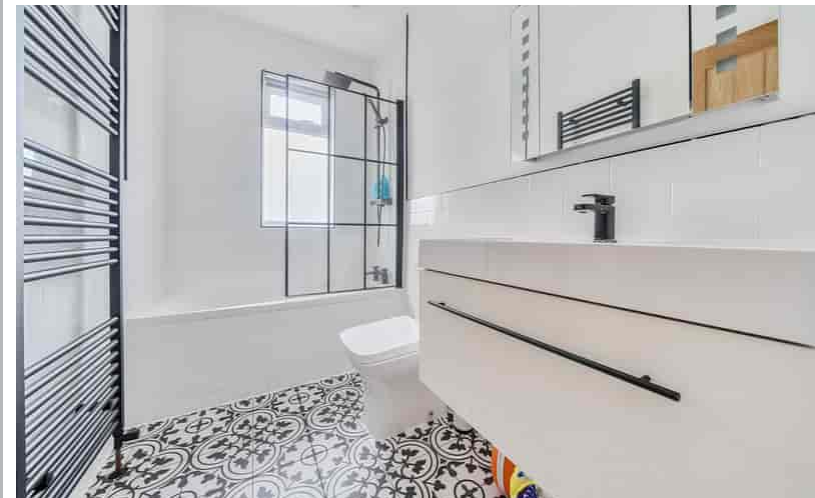
OUTSIDE

Front Garden/Driveway

Paved driveway with space for two vehicles. Steps up to entrance door. Gated side aspect to rear garden.

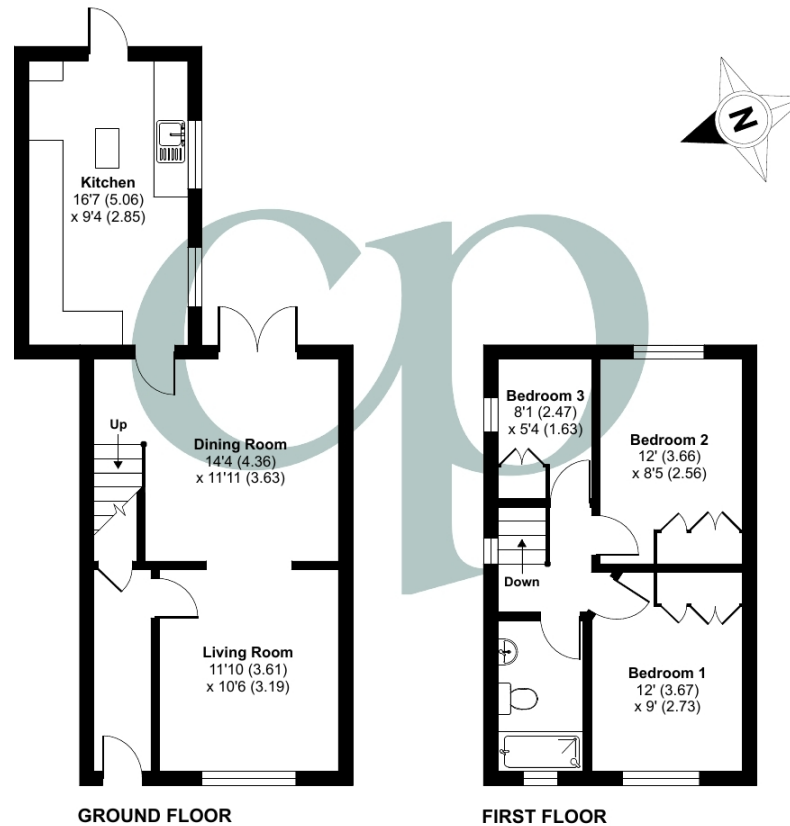
Rear Garden

Artificial lawn area from dining room patio doors and decking area from kitchen patio doors. Patio seating area with wooden pergola over and further area with grassed lawn, rear part of the garden sectioned off by picket fence.



Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	66
(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). © n̄checom 2025. Produced for Country Properties. REF: 1364345

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Viewing by appointment only

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