



4 Bedroom House + 1 Bed ANNEX

Arlesey,
Bedfordshire, SG15 6UF
Offers in Excess of £572,810

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properties

Located in the 'Church end' of Arlesey, this 4 bedroom detached property with an Annexe is just a short walk for Arlesey mainline train station, on a corner plot in a peaceful cul-de-sac. Offering ample versatile living space throughout and has parking for three to four cars.

The self contained Annexe consists of a double bedroom with fitted wardrobe, generous living area, a modern kitchen with ample cupboard space, and a luxurious shower room. The Annexe has its own entrance, Perfect for blended families or lodgers.

- 1 Double bedroom self contained Annex with its own entrance
- NO CHAIN
- Large rear garden
- Easy access to A1(M)
- Possibility of extra income from lodgers
- Corner plot within a peaceful cul-de-sac
- Large main bedroom with dressing room and ensuite.
- Within walking distance to Arlesey main line train station with direct links to London St Pancras in approx. 38mins



INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect flooring. Doors to Living Room, Dining Room and Cloakroom. Open arch into Kitchen. Storage cupboard. Carpeted stairs rising to first floor.

Kitchen/ Breakfast Room

14' 8" x 11' 6" (4.48m x 3.50m) Re fitted kitchen with a range of wall and base units with worksurfaces over. One and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Integrated double oven. Gas hob with stainless steel extractor hood over. Tiled splashbacks. Spot lights. Ceramic tiled flooring. Window to rear aspect and a Sky light window. French patio doors to rear garden.

Dining Room

11' 8" x 8' 5" (3.56m x 2.56m) Window to rear aspect. Solid wooden flooring 18 mm. Radiator.

Living Room

17' 9" (to bay) x 17' 2" (max) (5.42m to bay x 5.23m max) Spacious Living Room with dual aspect windows with bay window and small window to front aspect, small window to rear and French patio doors onto rear garden. Solid wooden flooring 18 mm. Spot lights. Two radiators.

Cloakroom

Corner wall mounted wash hand basin and low level WC. Tiled flooring. Part tiled walls. Chrome heated towel rail.

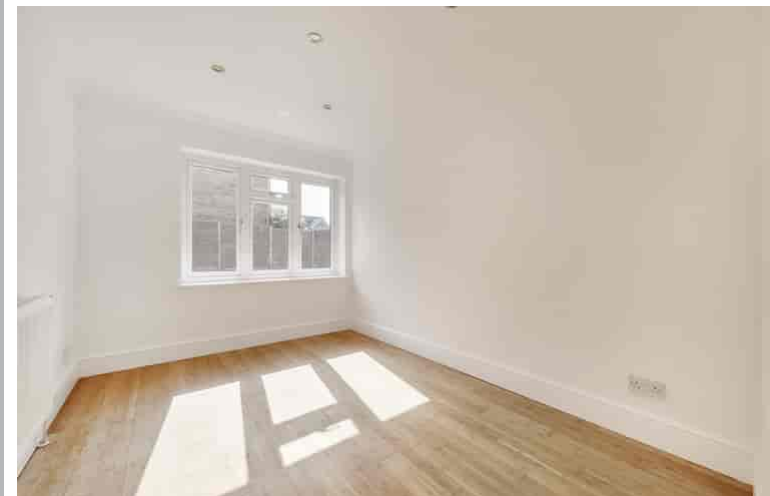
Store

10' 6" (max) x 8' 8" (max) (3.20m max x 2.63m max) Store room with fitted shelving, power and light.

FIRST FLOOR

Landing

Doors to all bedrooms and family bathroom. Airing cupboard.



Bedroom One

12' 9" x 10' 8" (3.89m x 3.24m) Master bedroom with window to rear aspect. Engineered wooden flooring. Radiator. Dressing area with built in wardrobes with mirrored sliding doors and window to front aspect. Door to En Suite.

En Suite

Suite comprising vanity wash hand basin with tiled splashback, low level WC and double shower cubicle with fully tiled splashback wall. Chrome heated towel rail. Obscure window to side.

Bedroom Two

11' 7" (max) x 8' 6" (max) (3.52m max x 2.60m max) Window to rear aspect. Engineered wooden flooring. Radiator.

Bedroom Three

11' 8" (max) x 6' 10" (3.55m max x 2.08m) Window to rear aspect. Engineered wooden flooring. Radiator.

Bedroom Four

9' 9" x 6' 10" (2.97m x 2.08m) Window to front aspect. Engineered wooden flooring. Radiator.



Bathroom

Suite comprising vanity wash hand basin, low level WC and bath tub with jacuzzi and rainfall shower over. Fully tiled splashback wall. Ceramic tiled flooring. Obscure window to side.

OUTSIDE

Annexe

Annexe Kitchen / Living Room

16' 6" (max) x 10' 11" (max) (5.03m max x 3.33m max) Entrance door into open plan Living Room / Kitchen. Living Room with engineered wooden flooring. Window to front aspect. Radiator. Loft hatch. Door to Annexe Bedroom. Kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Integrated oven and induction hob with stainless steel extractor hood over. Integrated fridge/freezer. Tiled splashbacks. Spotlights. Tiled flooring. Door to Shower Room.

Annexe Shower Room

Fully tiled shower room comprising wash hand basin with mixer tap over, low level WC and corner shower cubicle.

Annexe Bedroom

11' 6" x 8' 6" (3.50m x 2.59m) Window to side, engineered wooden flooring and built in wardrobes with sliding doors. Radiator.

Driveway

Driveway to front of the property providing off road parking space for three to four cars.

Rear Garden

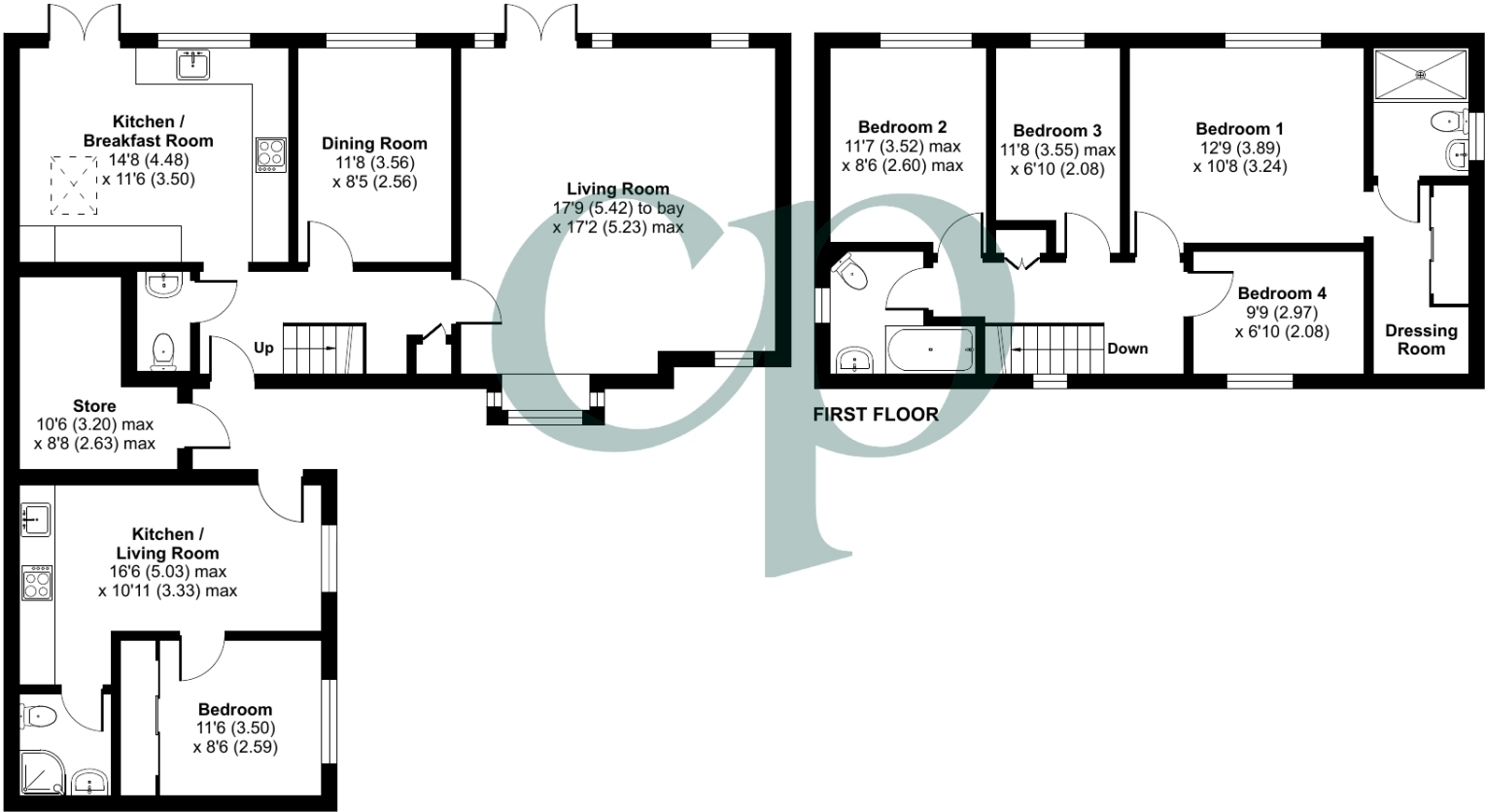
Paved patio area. Steps up to raised grassed lawn area with corner flower bed and established shrub/tree.





Approximate Area = 1315 sq ft / 122.2 sq m
Annexe = 280 sq ft / 26 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 1671 sq ft / 155.2 sq m

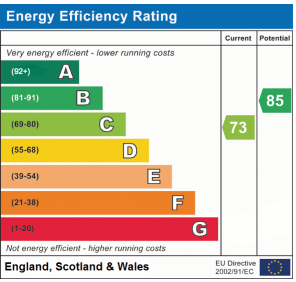
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1312019



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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