



# St Johns Road

Arlesey,  
Bedfordshire, SG15 6ST  
**£400,000**

country  
properties



Located in a quiet position in the popular village of Arlesey, this beautifully presented four-bedroom home offers modern family living throughout. The property features a spacious and versatile layout, including a stylish open-plan kitchen/dining area, comfortable living spaces, and generously sized bedrooms. Externally, there is off-road parking, a garage, and a private rear garden - ideal for relaxing or entertaining. Arlesey offers superb transport links, with Arlesey mainline station providing direct services to London, easy access to the A1(M), and well-regarded local schools nearby - making this an excellent choice for families and commuters alike.

- Spacious throughout
- Large master bedroom with en-suite on top floor
- Garage and allocated parking
- Private rear garden
- Close to Arlesey mainline station with direct links to London St Pancras in under 40 minutes

## INTERNAL

## GROUND FLOOR

### Entrance Hall

Laminate flooring. Carpeted stairs rising to first floor with understairs storage cupboard. Radiator. Doors to Kitchen/Breakfast Room, Living Room and Cloakroom.

### Kitchen / Dining Room

14' 3" x 8' 8" (4.34m x 2.64m) A range of wall and base units with roll edge worksurfaces over. Inset ceramic sink and drainer unit with swan neck mixer tap over. Space for range style cooker. Extractor hood over. Tiled splashbacks. Space for fridge/freezer and dishwasher. Space and plumbing for washing machine. Tiled flooring. Radiator. Double glazed window to front aspect.

### Living Room

16' 0" (max) x 11' 5" (max) (4.88m max x 3.49m max) Double glazed window to rear and double glazed patio door onto rear garden. Wood effect laminate flooring. Radiator.

### Cloakroom

Vanity wash hand basin and low level WC. Tiled flooring. Part tiled walls. Radiator. Obscure double glazed window to front aspect.



## FIRST FLOOR

### Landing

Airing cupboard. Fitted carpet. Doors to Bedroom Two, Three, Four and Bathroom.

### Bedroom Two

14' 5" (max) x 8' 10" (max) (4.39m max x 2.70m max) Double glazed window to rear aspect. Fitted carpet. Radiator.

### Bedroom Three

11' 7" (max) x 9' 0" (max) (3.53m max x 2.74m max) Double glazed window to front aspect. Fitted carpet. Radiator.

### Bedroom Four

9' 8" x 6' 9" (2.95m x 2.07m) Double glazed window to rear aspect. Fitted carpet. Radiator.

### Bathroom

Bathroom suite comprising wash hand basin, low level WC and bat tub with shower over. Heated towel rail. Laminate flooring. Double glazed window to front aspect.

## SECOND FLOOR

### Second floor landing

Fitted carpet. Radiator. Door to Bedroom One.

### Bedroom One

17' 0" (max) x 12' 4" (max) (5.17m max x 3.77m max) Master bedroom with double glazed dormer window to front aspect. Fitted carpet. Loft hatch. Built in storage in eaves. Radiator. Door to En Suite.

### En Suite

Suite comprising vanity wash hand basin, low level WC and fully enclosed shower cubicle. Tiled flooring. Tiled splashback walls. Chrome heated towel rail. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Decorative shingles. External power point. External water tap.

### Rear Garden

Enclosed by timber fencing. Paved patio area. Artificial grass lawn area with shingle and shrub borders. Gated access to rear. External power and light.

### Garage and Parking

Garage to rear of the property, with up and over door. Storage in eaves. Allocated off road parking space for two cars.





Approximate Area = 1119 sq ft / 103.9 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

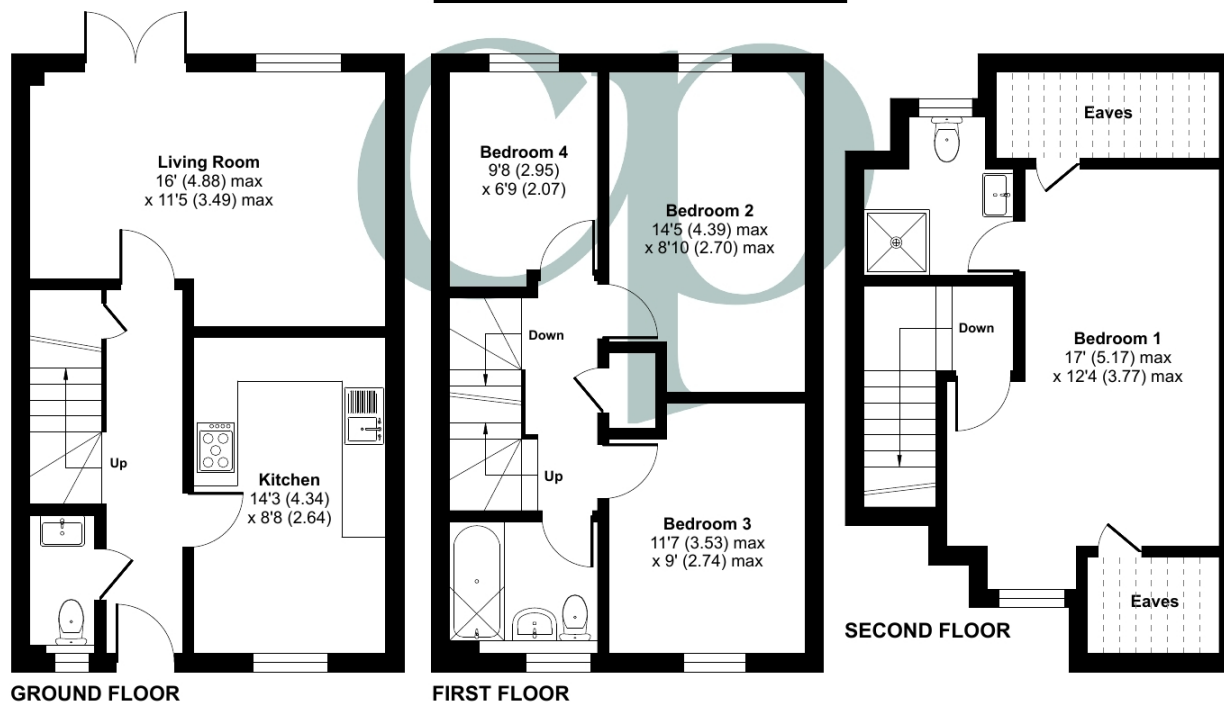
Garage = 142 sq ft / 13.1 sq m

Total = 1336 sq ft / 123.9 sq m

For identification only - Not to scale

Denotes restricted  
head height

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			87
(69-80)	C		77	
(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	



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: 1321330

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## Viewing by appointment only

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