



House Lane

Arlesey,
Bedfordshire, SG15 6XU
Offers in Excess of £425,000

country
properties

Situated in the sought-after 'Church End' of Arlesey, this beautifully maintained three-bedroom semi-detached home offers spacious and versatile living throughout. The property features a kitchen, separate dining room, and a bright and welcoming lounge. There is also convenient access to a garage/store, ideal for additional storage or utility use. Externally, the home boasts a well maintained landscaped rear garden, complete with an outbuilding that benefits from power and lighting—plus an additional garden shed. To the front, a generous driveway provides off-road parking for up to four vehicles.

- Beautifully maintained west facing rear garden
- Driveway for up to 4 cars
- Potential to extend over the garage subject to necessary planning – previously approved now lapsed (CB/18/04677/FULL | (17-12-2018)
- Walking distance from Arlesey Trainline with excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Garage/store with additional outbuildings in the garden and shed

INTERNAL

GROUND FLOOR

Entrance Hall

Entrance door with feature glass and matching single window to side. Carpeted stairs rising to first floor with understairs storage cupboard. Part glazed door to Kitchen and doors to Dining Room and Living Room. Carpeted flooring. Radiator.

Living Room

14' 9" (max) x 11' 1" (max) (4.50m max x 3.38m max) Window to front aspect. Fitted carpet. Feature fireplace with back boiler. Radiator.

Dining Room

12' 0" x 10' 6" (3.66m x 3.20m) Fitted carpet. French patio doors onto rear garden. Radiator.

Kitchen

14' 4" x 10' 0" (4.37m x 3.05m) A range of wall and base units with worksurfaces over. Stainless steel one and half bowl sink and drainer unit with mixer tap over. Tiled splashbacks. Space for washing machine and fridge/freezer. Integrated eye level oven and grill. Inset Hotpoint electric hob with extractor fan over. Ceramic tiled flooring. Window to rear aspect. Radiator. Part glazed door to Garage/Store.



FIRST FLOOR

Landing

Window to side aspect. Doors to all bedrooms and sliding door to bathroom. Loft hatch.

Bedroom One

13' 7" x 11' 1" (4.15m x 3.38m) Window to front aspect. Fitted carpet. Fitted wardrobes with vanity unit and storage units. Radiator.

Bedroom Two

13' 7" x 10' 5" (4.15m x 3.18m) Window to rear aspect. Fitted carpet. Fitted wardrobes, storage and vanity unit. Radiator.

Bedroom Three

6' 9" x 6' 5" (2.05m x 1.95m) Window to front aspect. Fitted carpet. Radiator.

Bathroom

Suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over. Vinyl flooring. Fully tiled walls. Wall mounted mirrored bathroom cabinet. Obscure window to rear aspect. Radiator.

OUTSIDE

Front Garden

Grassed lawn with variety of mature shrubs. Shingled area. Paved driveway with off road parking space for up to four vehicles. Low brick retaining wall.

Rear Garden

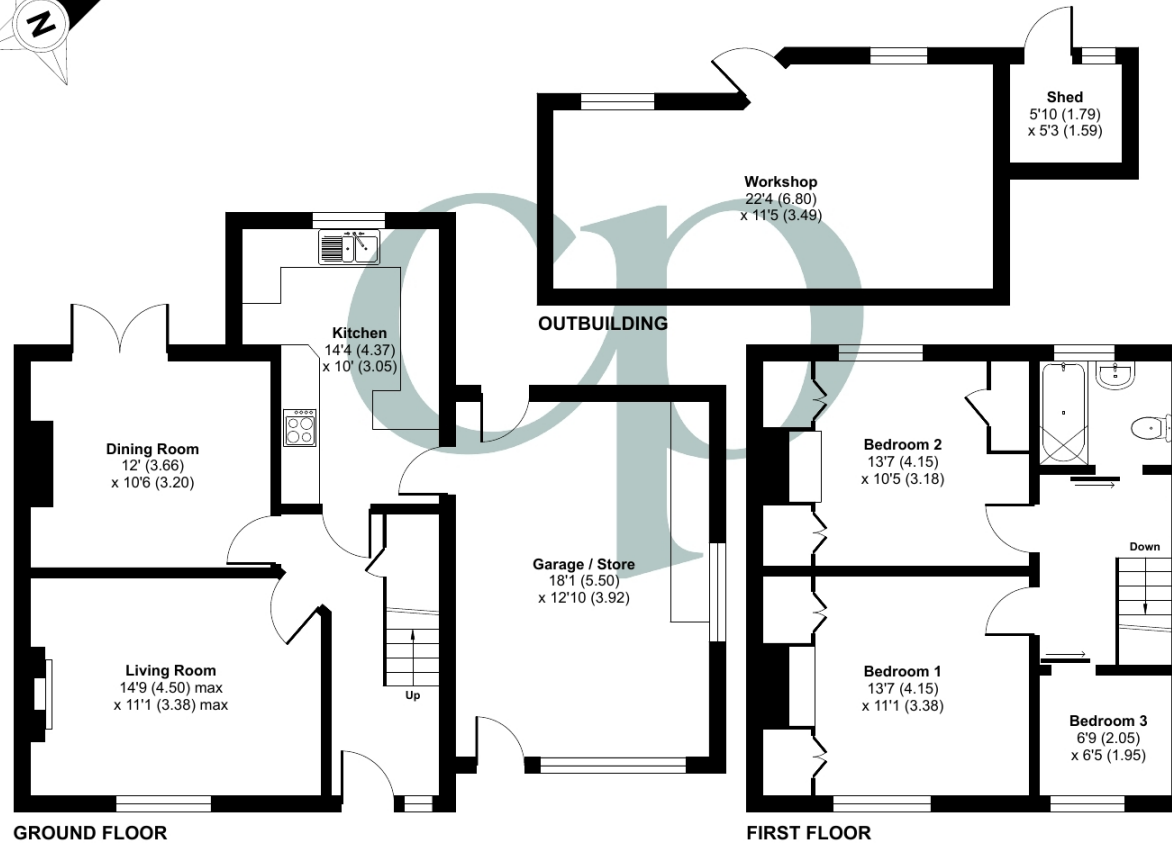
Rear garden mainly laid to lawn, with variety of mature decorative shrubs, hedges and trees. Paved patio area. Stepping stones. Large cladded outbuilding/workshop with power and light. Garden shed. Gated side access. External water tap.

Garage/Store

Power and light. Carpeted flooring. Windows to side and front aspect. Space for appliances. Part glazed door with privacy glass leading onto rear garden. Door to front aspect.



Approximate Area = 983 sq ft / 91.3 sq m
 Garage / Store = 232 sq ft / 21.5 sq m
 Outbuildings = 259 sq ft / 24 sq m
 Total = 1474 sq ft / 136.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	55	
(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: 1360929

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

Country Properties | 1, Arlesey Road | SG5 4HA
 T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

country
properties