



# Glossop Way

Arlesey,  
Bedfordshire, SG15 6YG  
£424,500

country  
properties



Located in the popular 'Church End' area of Arlesey, this well-presented three-bedroom home features a fourth room which can be used as an extra bedroom, dining room or study, perfect for remote work. It is arranged over three spacious floors and offers a versatile layout ideal for modern family living. Just a short walk from Arlesey mainline station, with direct trains to London St Pancras in approximately 38 minutes, this home is ideal for commuters seeking a balance between countryside tranquillity and city convenience.

- Separate Study – Ideal for working from home
- Spacious lounge with feature fireplace
- 15ft Master bedroom with ensuite bathroom
- 17ft Garage with parking in front
- Excellent access to A507 and A1(M)
- Open plan 14ft Kitchen/Diner

## GROUND FLOOR

### Entrance Hall

Wood effect tiled flooring. Radiator. Stairs to first floor. Understairs storage cupboard.

### Cloakroom

Low level flush WC and pedestal mounted wash hand basin. Extractor fan. Part tiled walls. Radiator.

### Kitchen / Dining Room

14' 11" x 11' 0" (4.55m x 3.35m) A range of matching wall and base units with worksurfaces over. Inset one and a half bowl stainless steel sink and drainer with swan neck mixer tap over. Platinum belling range cooker with extractor hood over. Tiled splashbacks. Integrated fridge/freezer. Integrated dishwasher. Space for a washing machine. Radiator. Cupboard housing a fusebox and meters. Window to rear and patio door to rear garden. Kitchen with tiled flooring. Dining area with wood effect tiled flooring.

### Study

11' 3" (max) x 9' 0" (max) (3.43m max x 2.74m max) Wood effect tiled flooring. Window to front aspect. Radiator.



## FIRST FLOOR

### Landing

Doors to all rooms. Stairs to second floor. Double glazed window to front.

### Living Room

15' 2" x 13' 6" (4.62m x 4.11m) Two multi pane windows to rear aspect. Feature fireplace. Two radiators.

### Bedroom Three

12' 10" (max) x 9' 0" (max) (3.91m max x 2.74m max) Double glazed window to front. Built-in wardrobes. Radiator.

## SECOND FLOOR

### Second Floor Landing

Doors leading to all rooms.

### Bathroom

Bathroom comprising pedestal wash hand basin, low level WC and panel enclosed bath with shower over. Fully tiled walls. Double glazed obscure window to side. Radiator. Extractor fan.

### Master Bedroom

15' 0" (max) x 11' 0" (max) (4.57m max x 3.35m max) Two double glazed windows to rear. A range of built-in wardrobes. Door to En-suite. Two radiators.

### En Suite

Low level WC, pedestal wash hand basin and shower cubicle with power shower. Fully tiled walls. Vinyl flooring. Radiator. Extractor fan.

### Bedroom Two

12' 11" (max) x 9' 1" (max) (3.94m max x 2.77m max) Two double glazed windows to front. Built-in storage cupboard. Additional half storage cupboard over the stairs. Radiator.

## OUTSIDE

### Rear Garden

Fully enclosed East facing rear garden with side access. Patio area. Lawned area. Shingled borders and established shrubs.

### Garage and Driveway

Single garage with up and over door. Paved driveway with a space for one car. Gated access to rear garden.





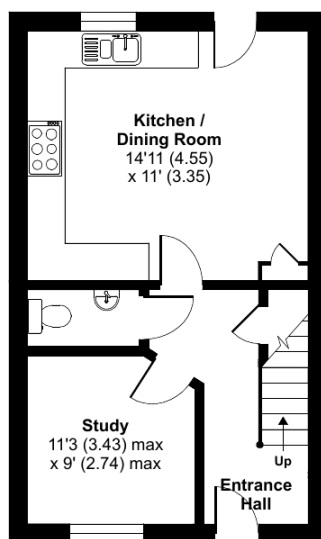
Approximate Area = 1200 sq ft / 111.4 sq m

Garage = 163 sq ft / 15.1 sq m

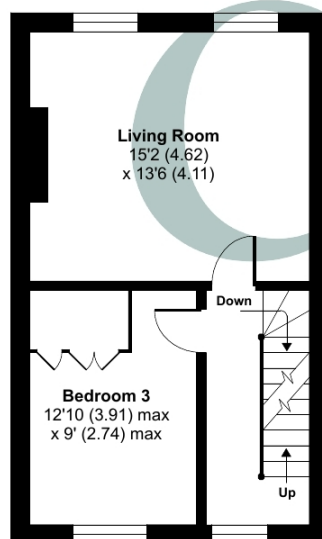
Total = 1363 sq ft / 126.6 sq m

For identification only - Not to scale

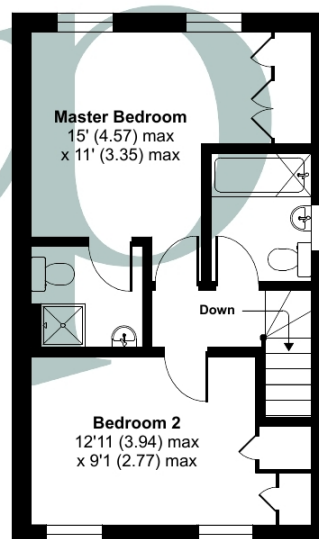
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



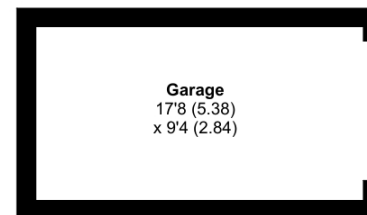
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1225357

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## Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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