

country  
properties

Arlesey,  
Bedfordshire, SG15 6RA  
£535,000

14-16, High Street



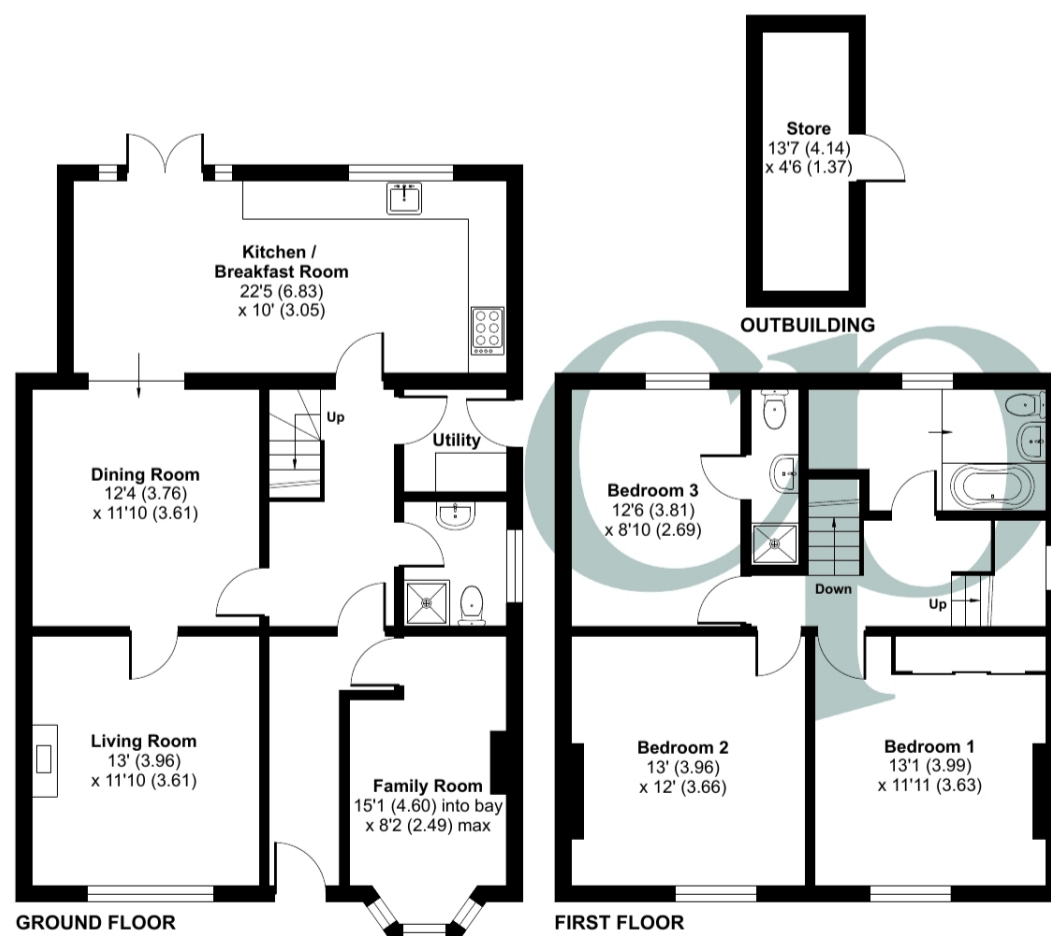
Viewing by appointment only

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)

country  
properties

Originally two cottages which have been combined to create a versatile and spacious \*4 bedroom detached family home with large garden. The property has off street parking for 2-3 cars and is within easy reach of local schools, shops and Arlesey railway station.

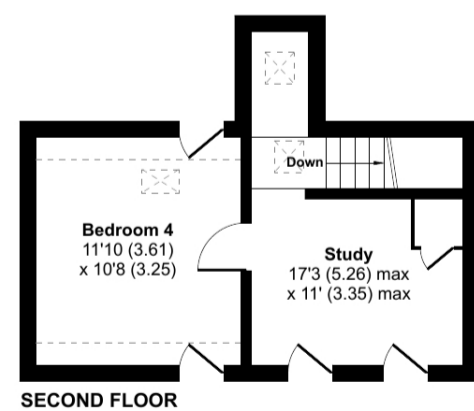
- Family bathroom, en-suite and ground floor shower room
- Off road parking for 2/3 cars
- Front and rear facade recently insulated and rendered
- Large rear garden with brick outbuilding
- Kitchen/breakfast room and separate dining room
- Excellent commuter access into London via Arlesey mainline station (St Pancras in 38 mins)



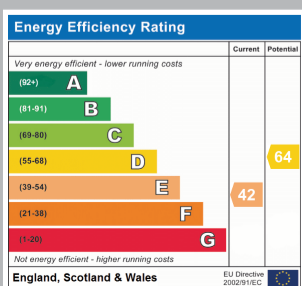
Approximate Area = 1779 sq ft / 165.2 sq m  
 Limited Use Area(s) = 26 sq ft / 2.4 sq m  
 Outbuilding = 61 sq ft / 5.6 sq m  
 Total = 1866 sq ft / 173.2 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlhcom 2024. Produced for Country Properties. REF: 1109561



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.



Rear Garden

Paved patio area. Laid mainly to lawn with raised beds enclosed in sleepers. Further decked patio to rear with large timber shed to remain. Gated access to front. Security light. Water tap. Brick

outbuilding with power and light. AGENTS NOTE: \* We advise any buyer to check with their legal representative/surveyor that the 2nd floor conversion has the appropriate consents prior to exchange of contracts.

GROUND FLOOR

Entrance Hall

Oak flooring. Stairs rising to first floor. Doors in to family room, dining room, shower room, utility room and kitchen / breakfast room.

Family Room

4.60m x 2.49m (15' 1" x 8' 2") Double-glazed walk in bay window to front. Radiator. Wood-effect flooring.

Shower Room

Suite comprising low-level WC, double shower cubicle and pedestal wash hand basin. Chrome heated towel rail. Fully tiled walls. Extractor fan. Obscured double-glazed window to side.

Utility Room

Space for tumble dryer. Wall mounted Worcester gas boiler installed in 2023. Door to side gives access to front and rear. Ceramic tiled flooring. Space for fridge freezer.

Kitchen / Breakfast Room

6.83m x 3.05m (22' 5" x 10' 0") A range of wall and base units with oak work surfaces over. Inset stainless steel 1.5 sink and drainer unit with swan neck mixer tap over. Space for rangemaster cooker with tiled splash back and extractor hood over. Double-glazed window to rear. Double-glazed double doors with wing windows on to rear garden. Integrated washing machine. Archway through to dining room.



#### Dining Room

3.76m x 3.61m (12' 4" x 11' 10")  
Oak flooring. Radiator. Two wall lights. Multi-pane door in to living room.

#### Living Room

3.96m x 3.61m (13' 0" x 11' 10")  
Double-glazed window to front. Radiator enclosed in decorative cover. Inset wood burning stove with tiled hearth. Oak flooring.

#### FIRST FLOOR

#### Landing

Stairs rising to second floor. Double-glazed window to half landing. Doors in to bedrooms 1, 2 and 3, and family bathroom. Radiator.

#### Bedroom 1

3.99m x 3.63m (13' 1" x 11' 11")  
Double-glazed window to front. Radiator. Built-in wardrobes with mirrored sliding doors. Two wall lights.



#### Bedroom 2

3.96m x 3.66m (13' 0" x 12' 0")  
Double-glazed window to front. Radiator.

#### Bedroom 3

3.81m x 2.69m (12' 6" x 8' 10")  
Double-glazed window to rear. Built-in wardrobes. Radiator. Door to en-suite.

#### En-suite

Suite comprising shower cubicle, vanity wash hand basin with tiled splash back and low-level WC. Extractor fan.

#### Bathroom

Four piece suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin and low-level WC. Tiled floor and partially tiled walls. Radiator. Obscured double-glazed window to rear.

#### SECOND FLOOR

#### Study

5.26m x 3.35m (17' 3" x 11' 0")  
Two large Velux windows to rear with fitted blinds. Built-in wardrobe. Eaves storage cupboard. Radiator. Door to bedroom 4

#### Bedroom 4

3.61m x 3.25m (11' 10" x 10' 8")  
Large Velux window to rear with fitted blind. Radiator enclosed in decorative cover.

#### OUTSIDE

#### Front Garden

Paved driveway providing off road parking for two/three cars.

