



# West Drive

Arlesey,  
Bedfordshire, SG15 6RW  
£365,000

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For Sale

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Set in the popular village of Arlesey with mainline station into London St Pancras (Approx 38 minutes) This spacious 1,149 sq foot 3 bedroom home is well presented throughout and is offered with NO UPWARD CHAIN. Viewing is essential to appreciate this spacious family home.

- Countryside walks on your doorstep - ideal for walking the dog!
- Offered with NO UPWARD CHAIN
- Private enclosed South facing rear garden.
- Three DOUBLE bedrooms all with fitted wardrobes
- Spacious 21ft Living/Dining Room with patio doors onto rear garden
- Potential to extend/adapt the layout. Subject to any necessary consents

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Ceramic tiled flooring. Obscure double glazed window to side. Radiator. Stairs rising to first floor. Understairs storage cupboard. Doors into living room/dining room and cloakroom. Opening to kitchen.

#### Cloakroom

Low level WC. Pedestal wash hand basin. Ceramic tiled flooring. Radiator. Obscured double glazed window to side.

#### Kitchen

11' 1" x 7' 11" (3.38m x 2.41m) A range of wall and base units with rolled edge worksurfaces over. Ceramic inset sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Space for gas cooker. Integrated fridge/freezer. Integrated dishwasher. Ceramic tiled flooring. Double glazed window to front.

#### Living Room/Dining Room

21' 11" (max) x 13' 6" (max) (6.68m max x 4.11m max) Double glazed patio doors onto rear garden. Two radiators. Multi pane double doors into conservatory.



## Study/Utility Room

6' 2" x 5' 0" (1.88m x 1.52m) Plumbing and space for washing machine. Obscure double glazed window to front.

## Conservatory

11' 8" x 9' 7" (3.56m x 2.92m) UPVC, double glazed on brick base. Ceramic tiled flooring. Electric heater.

## FIRST FLOOR

### Landing

Doors into all bedrooms and bathroom. Access to loft space.

### Bedroom One

13' 4" x 9' 7" (4.06m x 2.92m) Master bedroom with double glazed window to rear. Built in wardrobes with mirrored sliding doors. Radiator.

### Bedroom Two

12' 0" x 10' 4" (3.66m x 3.15m) Double glazed window to rear. Radiator. Built in bedroom furniture including fitted wardrobes, dressing table, bedside tables and overhead storage cupboards.

### Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m) Double glazed window to front. Radiator. Built in wardrobe.

### Bathroom

Suite comprising panel enclosed bath with electric shower over and folding side shower screen, vanity wash hand basin and low level WC. Ceramic tiled flooring. Tiled splashbacks. Chrome heated towel rail. Extractor fan. Obscure double glazed window to front. Airing cupboard housing hot water tank and shelving.

## OUTSIDE

### Front Garden

Covered porch area with brick built storage cupboard. Paved front garden enclosed by timber fencing. Two water taps. Gated access to rear. Security light.

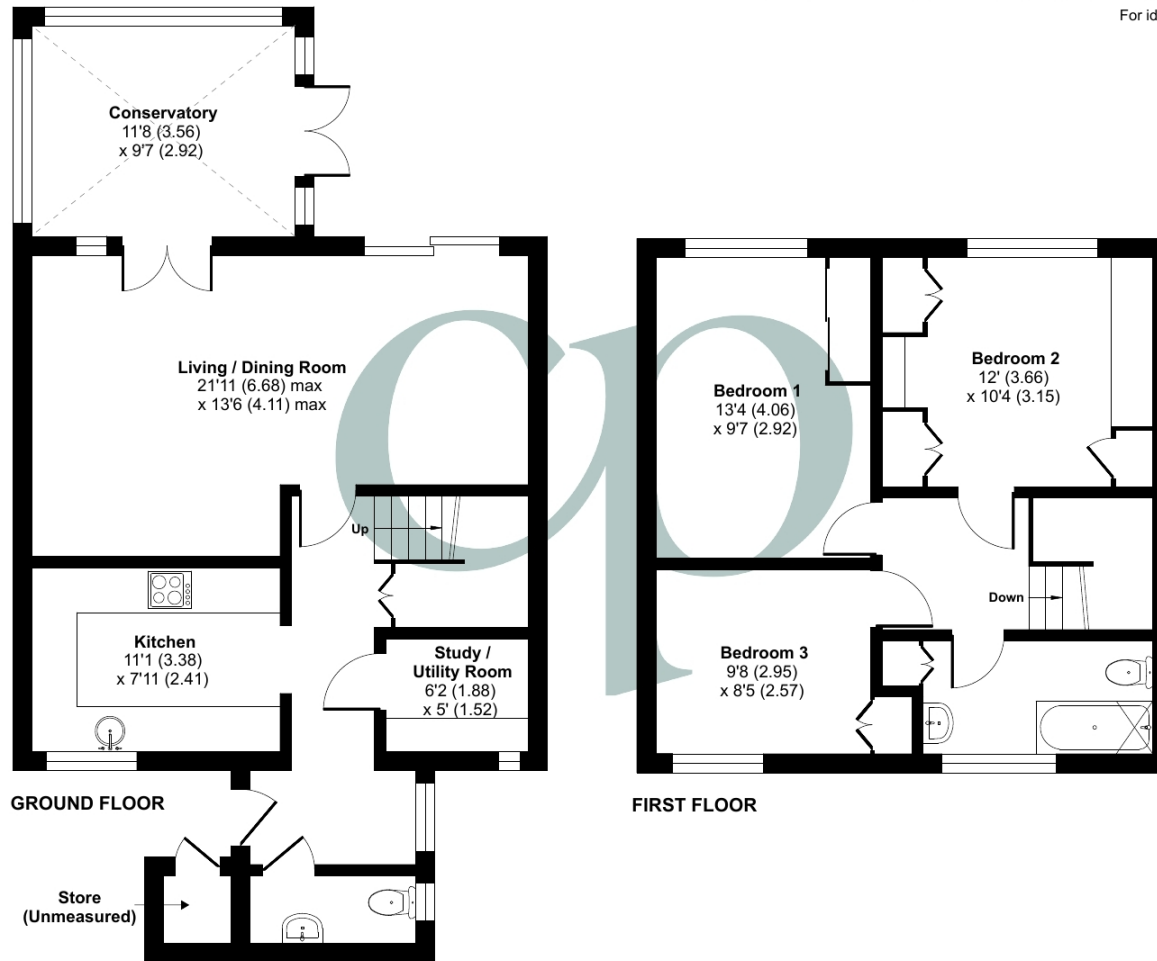
### Rear Garden

Rear garden laid mainly to lawn. Paved patio area. Flower and shrub borders.



Approximate Area = 1149 sq ft / 106.7 sq m (excludes store)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1189908

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Viewing by appointment only

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