



# Prince of Wales Close

Arlesey,  
Bedfordshire, SG15 6RZ  
**£290,000**

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properties

Set in a small close of just 6 homes this beautifully presented 2 double bedroom home with allocated parking and a sunny westerly facing rear garden is one to see. Just move in !

- Ideal 1st time buy or investment purchase with approximate rental income of £1,100 pcm
- Excellent commuter access into London via Arlesey main line station ( St Pancras in 38 mins)
- Paved driveway provides off road parking for 1 car
- Private enclosed sunny westerly facing garden with covered decked seating area
- Re-fitted fully tiled Shower room with feature port hole window
- Fantastic presentation throughout

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood flooring. Stairs rising to first floor. Doors to kitchen and living room.

#### Kitchen

11' 8" x 5' 11" (3.56m x 1.80m) Modern kitchen with a range of wall and base units with worksurfaces over. Tiled walls. Stainless steel sink with mixer tap over. Integrated eye level double oven and grill. Electric hob with splashback and extractor hood over. Integrated washing machine. Space for fridge/freezer. Breakfast bar area. Cupboard housing a combination boiler. Ceramic tiled flooring. Chrome vertical radiator. Entrance to living room.

#### Living Room

12' 4" x 11' 3" (3.76m x 3.43m) Wood flooring. Double glazed French doors with wing windows to rear garden. Radiator.



## FIRST FLOOR

### Landing

Loft access. Doors to bedrooms and bathroom.

### Bedroom One

12' 3" x 8' 4" (3.73m x 2.54m) Double glazed window to rear. Fitted carpet. Radiator.

### Bedroom Two

9' 0" (min) x 8' 8" (max) (2.74m min x 2.64m max) Double glazed window to front. Fitted carpet. Radiator. Built in storage cupboard.

### Shower Room

Re-fitted suite comprising wash hand basin, low level WC and walk in shower cubicle. Heated towel rail. Tiled walls. Obscured double glazed window to side.

## OUTSIDE

### Rear Garden

Landscaped rear garden enclosed by fencing, with astro turf lawn area, shingled area with shrubs and established tree. Decked seating area with pergola above. Feature decking lights. Gated rear access.

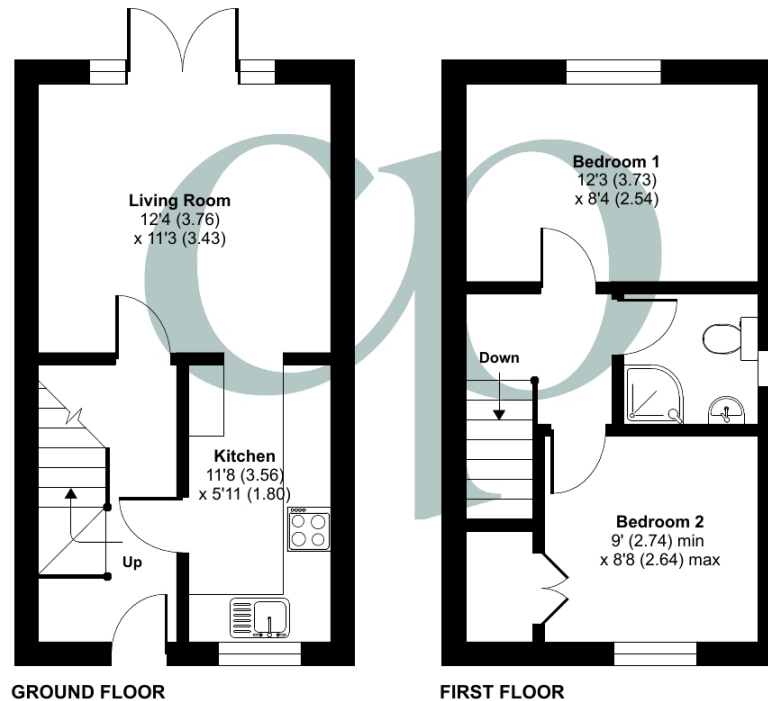
### Parking

Block paved driveway with shared access. Allocated parking for one car. Raised planters with flowers and shrubs. External water tap. Additional on street visitors parking space.



Approximate Area = 578 sq ft / 53.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	
(69-80)	C	76
(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). © n°cheom 2025. Produced for Country Properties. REF: 1236789

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## Viewing by appointment only

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