



High Street, Arlesey, Bedfordshire. SG15 6SL

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4 Bedroom Detached House Guide Price £650,000 Freehold

A beautifully presented four bedroom detached family home, constructed approximately 13 years ago, The Old Forge combines modern living within an established setting in the heart of Arlesey with easy access to local amenities, well-regarded schools and excellent transport links, including Arlesey mainline station offering direct services into London.



- Spacious detached family home
- Built approximately 13 years ago
- Four generous bedrooms
- En-suite to principal bedroom
- Open plan kitchen/dining/family room
- Separate living room
- Cloakroom and utility room
- Driveway parking
- Low maintenance rear garden
- EPC rating C. Council tax band E

Ground Floor:**Front Door:**

Composite front door with stained glass panes.

Entrance Hall:

Stairs to first floor with cupboard under. Double glazed window to side. Contemporary vertical radiator. Laminate flooring.

Living Room:

Abt. 17' 3" x 13' 2" (5.26m x 4.01m) A dual aspect living room with twin aspect double glazed windows to front and double glazed window to side. Television point. Two vertical radiators. Carpet as fitted.

Utility Room:

Abt. 6' 3" x 5' 3" (1.91m x 1.60m) A useful utility room with plumbing for automatic washing machine and space for tumble dryer. Work surfaces. Wall mounted gas boiler. Radiator. Laminate flooring. Door to cloakroom.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level WC with concealed cistern. Double glazed window to side. Extractor fan. Heated towel rail. Tiled splash back area. Tiled flooring.

Kitchen/Dining/Family Room:

A large 'L' shaped kitchen/dining/family room making an ideal entertainment space.

Kitchen Area: Abt 15'5" x 9'10" (4.70m x 3.0m) A superbly fitted kitchen comprising a comprehensive range of eye and base level soft close units and drawers with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in five ring gas hob, double electric oven and extractor hood. Integrated dishwasher. Space for American style fridge/freezer. Tiled splash back area. Dual aspect double glazed windows to side and rear. Inset ceiling lights. Laminate flooring.

Dining/Family Area: Abt 26'10" x 14'9" (8.1m x 4.5m) A large living space with double glazed bi-fold doors leading out to the rear garden. Two vertical radiators. Television point. Double glazed window to side. Laminate flooring.

First Floor:**Landing:**

Loft access. Carpet as fitted.

Bedroom One:

Abt. 17' 1" x 16' 1" (5.21m x 4.90m) A large dual aspect principal bedroom. Double glazed windows to front and side. A range of fitted wardrobes. Radiator. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled corner shower cubicle with thermostatic shower, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Extractor fan. Inset ceiling lights. Tiled flooring.

Bedroom Two:

Abt. 12' 2" x 10' 2" (3.71m x 3.10m) Double glazed Dormer window to rear. A range of fitted wardrobes. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 10' 6" x 10' 2" (3.20m x 3.10m) Double glazed Dormer window to rear. Radiator. Telephone point. Carpet as fitted.

Bedroom Four:

Abt. 10' 10" x 7' 0" (3.30m x 2.13m) Double glazed Dormer window to front. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising a 'P' shaped shower bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin and low level WC with concealed cistern. Heated towel rail. Part tiled walls. Double glazed window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside:**Front Garden:**

A driveway provides off road parking for three cars. Planted borders. Retaining picket fence.

Rear Garden:

An attractive, enclosed rear garden that is mainly patioed with Indian Sandstone slabs. Well stocked borders. Timber shed to remain. Gated side access.

Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering:

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

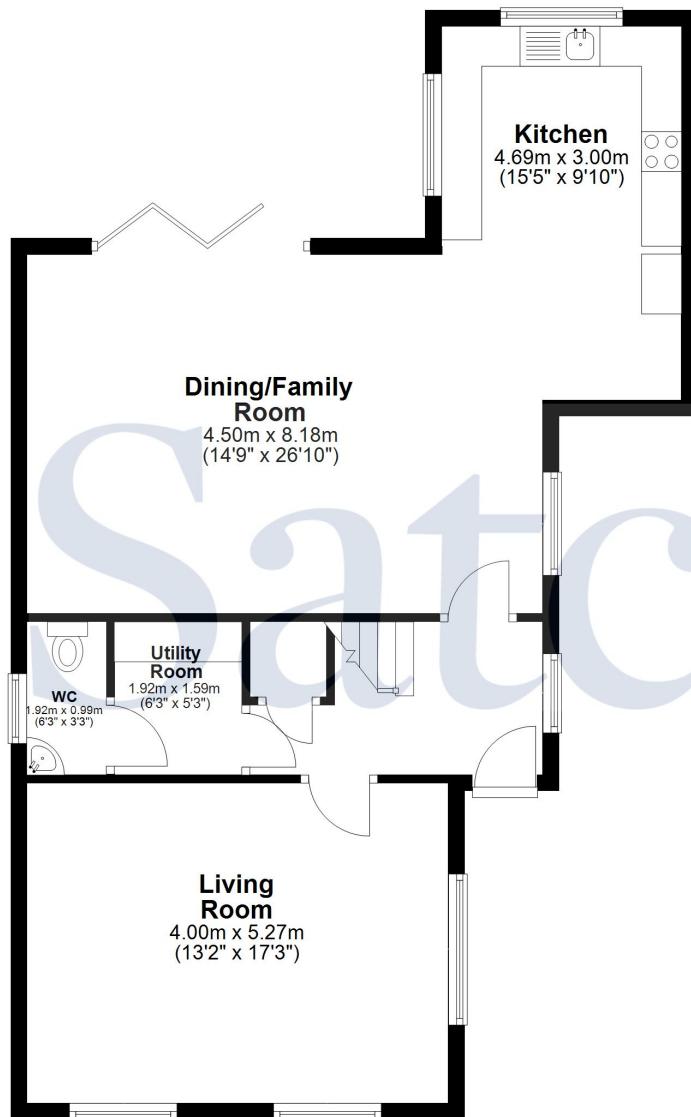




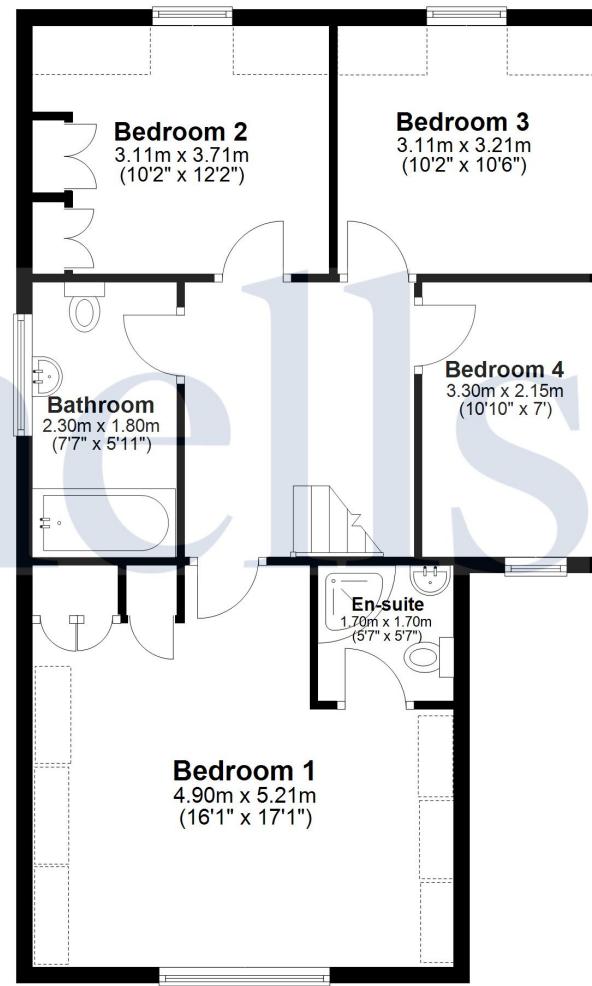
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Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.

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