



19a, High Street

Arlesey,
Bedfordshire, SG15 6RA
£285,000

country
properties

This charming 2-bedroom cottage benefits from private parking space and a quirky split-level layout, including a basement room, and further boasts a west-facing courtyard garden, ideal for enjoying alfresco evenings.

- **OFFERED WITH NO UPWARD CHAIN**
- New carpets throughout fitted in 2023
- 18ft Living room with inset wood burning stove
- New central heating system and boiler installed in 2021
- Off road parking space – via Lanthony Court
- Excellent commuter access into London via Arlesey and Letchworth Garden City main line stations

INTERNAL

GROUND FLOOR

Entrance Porch

Quarry tiled flooring. Single glazed window to side with stained glass detail. Door into Living room.

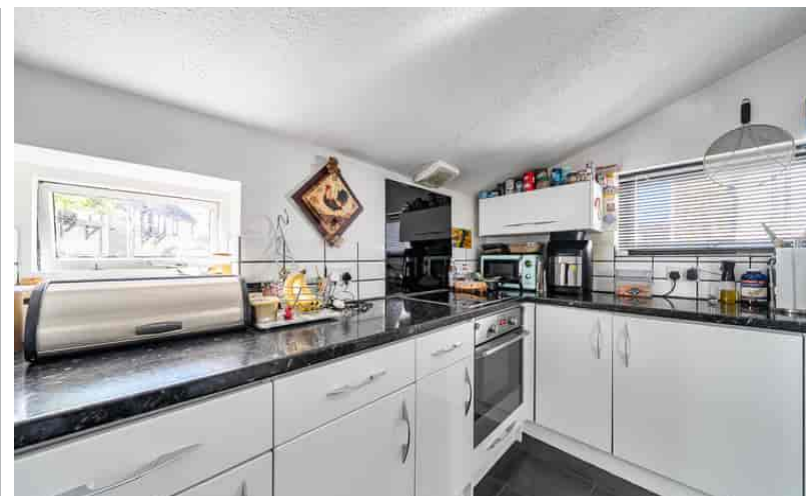
Living Room

18' 2" into bay x 11' 9" max (5.53m into bay x 3.57m max) Glazed box window to front. Exposed chimney breast with inset wood burning stove. Cupboard units and shelving fitted to chimney recess. Feature exposed beams. Steps up to landing with access to Kitchen and Shower room. Stairs rising to first floor. Steps down to cellar.

BASEMENT

Cellar/Study

14' 2" x 10' 8" (4.31m x 3.26m) Used as a Study. Space and plumbing for washing machine. Built in storage cupboard units. Wall mounted combination boiler installed in 2021 and serviced annually. Steps up to door leading onto rear garden.



Half Landing

Radiator. Doors onto Kitchen and Shower room. Stairs to first floor.

Kitchen

10' 10" x 6' 6" (3.29m x 1.98m) A range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. High gloss tiled splashbacks. Built in electric oven and hob with glass splashback. Integrated fridge. Tiled flooring with underfloor heating. Double glazed window to side and glazed window to rear.

Shower Room

Vanity wash hand basin, low level WC and double shower cubicle. Tiled splashbacks. Tiled flooring. Vaulted ceiling. Obscure double glazed window to side.

FIRST FLOOR

Landing

Doors to Bedrooms one and two.

Bedroom One

11' 11" max x 10' 0" max (3.62m max x 3.04m max) Double glazed window to front aspect with fitted blackout blind. Fitted wardrobes. Feature exposed ceiling beams. Loft access to part boarded loft. Radiator.

Bedroom Two

8' 4" x 7' 0" (2.53m x 2.14m) Velux window with fitted blackout blind.

OUTSIDE

Front Garden

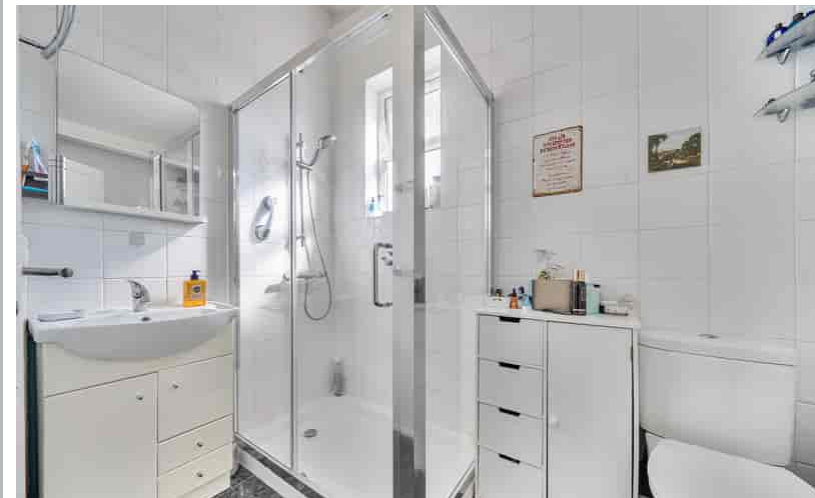
Low brick retaining wall, picket gate and variety of shrubs. Paved pathway to front door.

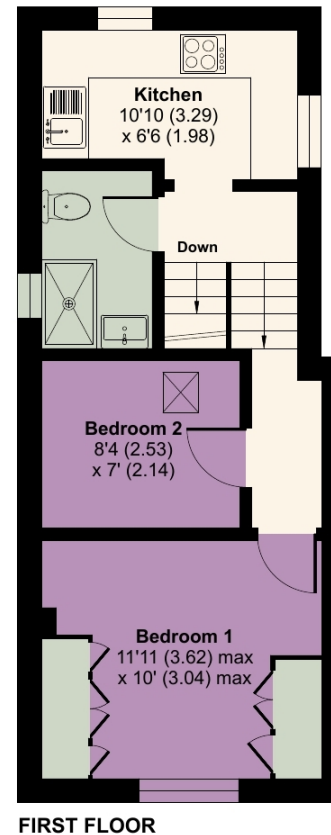
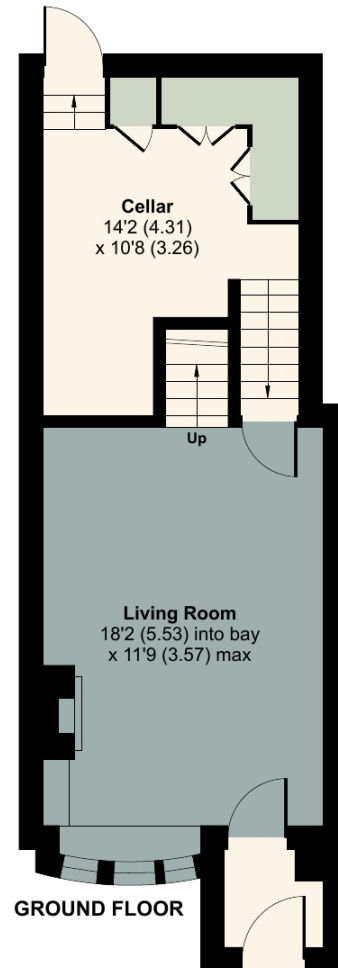
Rear Garden

Courtyard rear garden mainly laid to artificial lawn and newly fitted timber fences with trellises and established climbing plants.

Parking

Numbered private parking space located in Lantony Court.





Approximate Area = 733 sq ft / 68 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(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). © nchecon 2026. Produced for Country Properties. REF: 1451058



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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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