



House Lane

Arlesey,
Bedfordshire, SG15 6XX
Offers in Excess of £465,000

country
properties

This beautifully presented extended three-bedroom semi-detached home combines spacious living with modern style throughout. The ground floor features a bright bay-fronted living room, alongside a kitchen that seamlessly opens into the dining area. This impressive space is enhanced by a lantern roof window and bi-fold doors onto the rear garden. A convenient downstairs WC completes the layout. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom. Outside, the south-east facing garden is ideal for entertaining, with a bar area and workshop, while the front offers a large driveway with parking for up to five cars. Conveniently located within walking distance of Arlesey train station, providing excellent links to London.

- Newly fitted kitchen in 2023
- New flooring and re-decorated throughout
- Boiler installed in 2022
- Walking distance from Arlesey mainline station with excellent commuter access into London (St Pancras in 38 mins)
- Bi-fold doors leading onto a south/east facing rear garden
- Driveway for up to 5 cars
- Garden Bar
- Close to local amenities, with a bus stop conveniently located at the end of the road



INTERNAL

GROUND FLOOR

Entrance Hall

Window to front aspect. Vinyl flooring. Carpeted stairs rising to first floor with understairs storage cupboard. Radiator. Doors to Living room, Cloakroom and Kitchen.

Kitchen

14' 7" max x 8' 7" max (4.45m max x 2.62m max) Newly fitted in 2023 with a range of wall and base units with worksurfaces over. Tiled splashbacks. Integrated Bosch oven and integrated microwave. Inset Neff four burner gas hob with extractor fan over. Integrated dishwasher. Space for fridge/freezer. Plumbing and space for washing machine. Pantry cupboard and further storage cupboard housing a combination boiler newly fitted in 2022 and space for tumble dryer. Serving hatch onto Dining room. Vinyl flooring. Archway to Dining room.

Dining Room

13' 5" x 9' 7" (4.09m x 2.92m) Lantern roof window and window to side aspect and Bi-fold doors onto rear garden. Radiator. Vinyl flooring.

Living Room

16' 0" max x 11' 7" max (4.88m max x 3.53m max) Multi pane bay window to front aspect with fitted blinds. Fitted carpet. Electric feature fireplace. Built in storage cupboards. Radiator.

Cloakroom

Fully tiled cloakroom comprising wash hand basin and low level WC. Wood effect flooring. Radiator. Window to side aspect.

FIRST FLOOR

Landing

Window to side aspect. Loft hatch. Doors to all bedrooms and family bathroom. Access to fully boarded loft space via ladder.



Bedroom One

14' 0" x 10' 5" (4.27m x 3.17m) Bay window to front aspect with fitted blinds. Fitted carpet. Radiator. Original fireplace blocked off.

Bedroom Two

11' 4" x 10' 4" (3.45m x 3.15m) Window to rear aspect. Fitted carpet. Feature fireplace (not in use). Radiator.

Bedroom Three

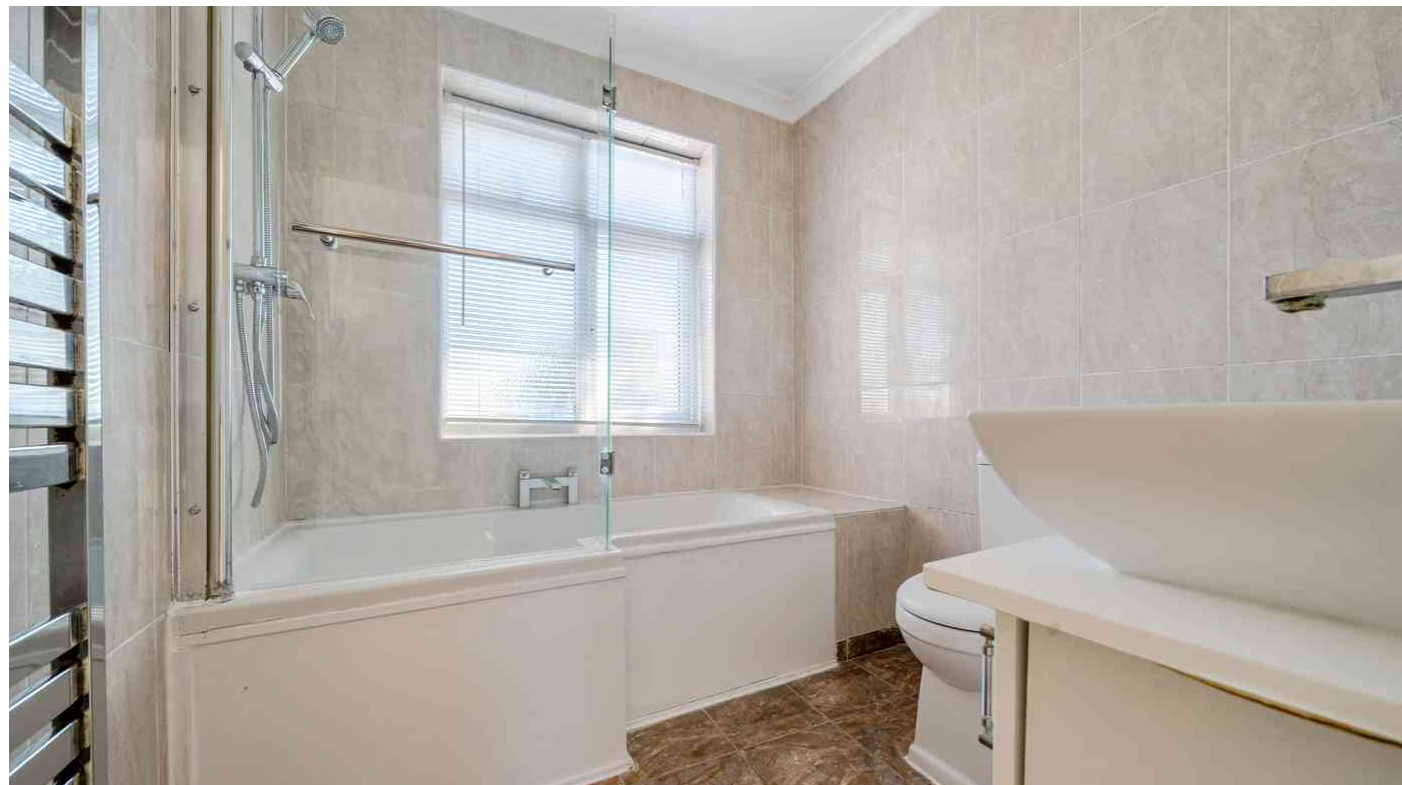
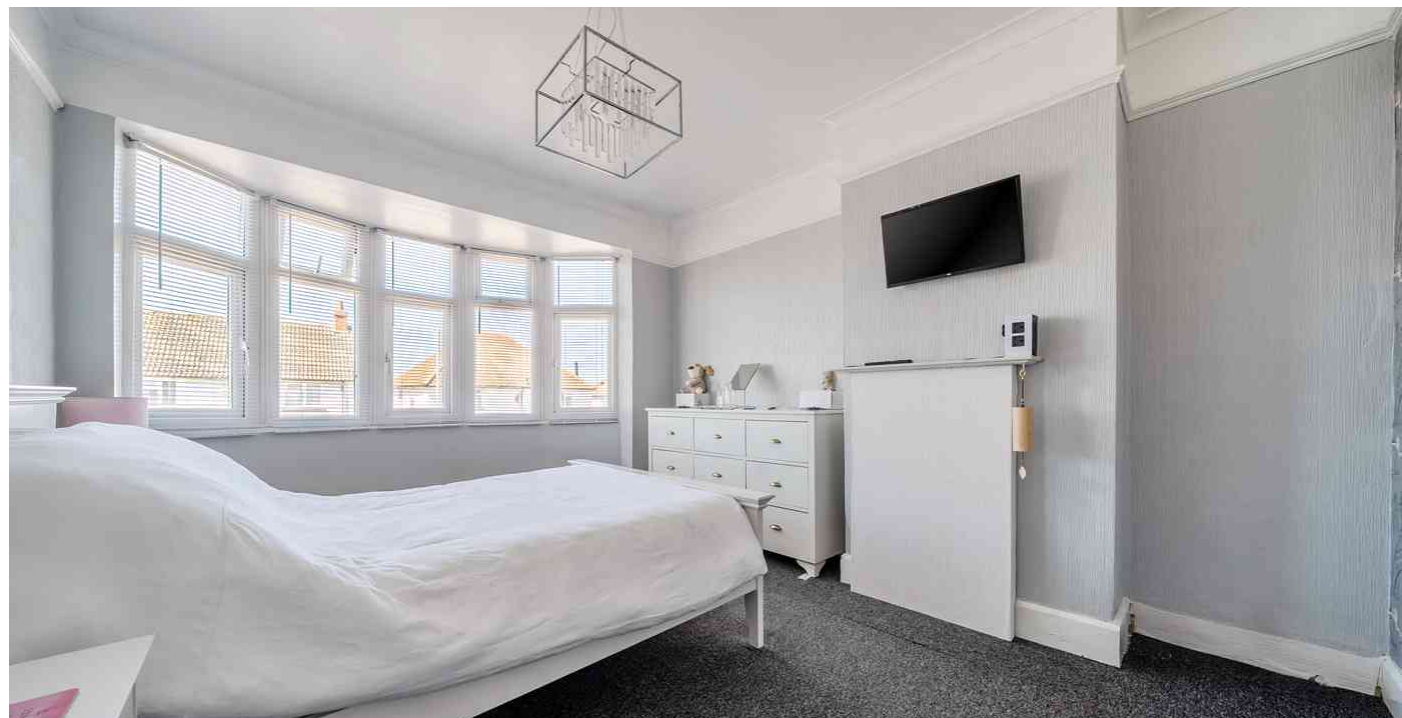
8' 4" x 6' 10" (2.54m x 2.08m) Window to front aspect with fitted blinds. Fitted carpet. Radiator.

Loft Space

16' 11" max x 11' 4" max (5.16m max x 3.45m max) Boarded loft room with a Velux window, providing useful storage space and potential for conversion into an additional bedroom, subject to the necessary planning permission and building regulations.

Bathroom

Fully tiled bathroom suite comprising vanity wash hand basin, low level WC and L-shaped bath tub with shower over. Heated towel rail. Window with fitted blinds.



OUTSIDE

Front Garden and Driveway

Block paved driveway with off road parking space for up to five vehicles. Decorative pebbles with established shrub tree. Gated access to rear garden.

Rear Garden

Rear garden with paved patio area, brick built bar area with external power, path to another section of the garden with shingled area and grassed lawn area with variety of established trees. Garden shed with power and light to remain. Further garden shed and workshop with power and light.

Workshop / Shed

17' 4" x 11' 10" (5.28m x 3.61m) Power and light



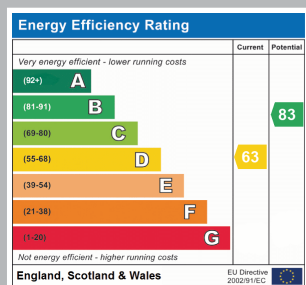




Approximate Area = 1179 sq ft / 109.5 sq m
Outbuildings = 217 sq ft / 20.1 sq m
Total = 1396 sq ft / 129.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1438462



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Viewing by appointment only

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