



Hitchin Road

Arlesey,
Bedfordshire, SG15 6SD
Offers in Excess of £435,000

country
properties

Located in the popular village of Arlesey, this three-bedroom detached home is offered in well-presented condition and occupies a generous plot, providing an excellent opportunity to create the perfect family home with plenty of scope adapt and further improve, subject to the necessary planning permissions. The property is also ideally positioned for access to the surrounding countryside, with a variety of scenic field walks close by, making it an appealing choice for those who enjoy the outdoors. Conveniently located approximately a 10-minute drive from Letchworth town center and around 2 miles from Arlesey railway station, the property also benefits from excellent access to local amenities and transport links.

- CHAIN FREE
- Potential to extend or adapt current layout, subject to any necessary consents
- Garage and off road parking
- Countryside walks on your doorstep - ideal for walking the dog!
- Located approximately a 10-minute drive from Letchworth town center
- Ideally positioned for commuters, with direct train services providing access to London in approximately 37 minutes.
- Presented in clean and well-maintained condition, the property is ready for its new owners to further improve.

INTERNAL

GROUND FLOOR

Entrance via:

Feature arch onto entrance porch.

Entrance Hall

Tiled flooring. Stairs rising to first floor. Radiator. Doors to Living room and Kitchen.

Living Room

13' 2" into bay x 13' 1" max (4.02m into bay x 3.99m max) Walk in bay window to front aspect. Herringbone flooring. Wall lights. Radiator. Open plan to Dining room.

Dining Room

11' 5" max x 11' 4" (3.47m max x 3.46m) Herringbone flooring. Feature fireplace. French double doors onto rear garden. Radiator.

Kitchen

9' 6" max x 7' 8" (2.90m max x 2.34m) A range of wall and base units with worksurfaces over. Inset ceramic sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated oven and inset gas hob with extractor fan over. Integrated fridge/freezer. Space and plumbing for washing machine. Tiled flooring. Understairs pantry cupboard with light. Window to rear aspect. Archway through to lobby.

Lobby

Door to cloakroom. Walk through to storage room with fitted shelving. Part glazed patio door onto rear garden.



Cloakroom

Wash hand basin and low level WC. Part tiled walls. Tiled flooring. Radiator. Obscure window to rear aspect.

FIRST FLOOR

Landing

Window to side aspect. Fitted carpet. Loft hatch. Doors to all bedrooms and bathroom.

Bedroom One

13' 9" into bay x 12' 0" max (4.18m into bay x 3.67m max) Master bedroom with walk in bay window to front aspect. Wood flooring. Radiator.

Bedroom Two

12' 3" x 11' 4" (3.74m x 3.46m) Window to front aspect. Wood flooring. Radiator.

Bedroom Three

8' 4" x 7' 6" (2.54m x 2.28m) Window to rear aspect. Wood effect flooring. Radiator.

Bathroom

Re-fitted bathroom suite comprising vanity wash hand basin, low level WC and panel enclosed bath tub with shower over and glass shower screen to side. Tiled splashbacks. Tiled flooring. Chrome heated towel rail. Obscure window to side aspect.

OUTSIDE

Front Garden

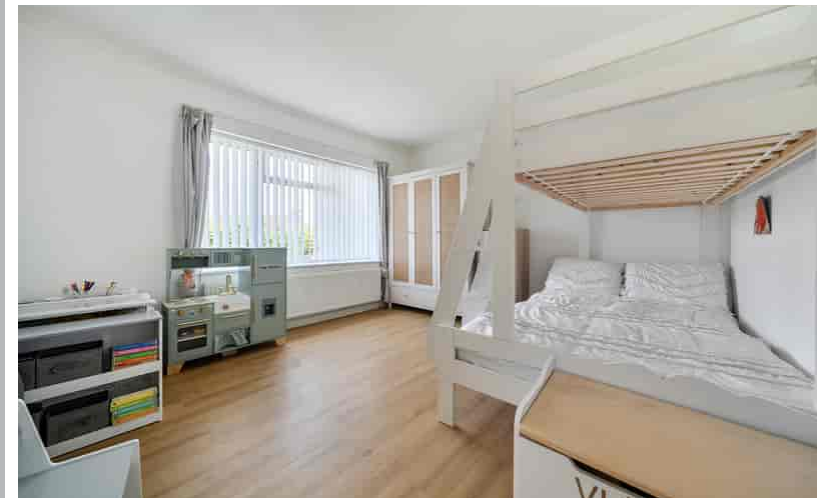
Mainly laid to lawn with shingled boarders, enclosed by privacy hedging. Hard standing driveway providing off road parking for two vehicles and leading to a garage. Paved path to front door.

Rear Garden

West facing rear garden mainly laid to lawn and enclosed by privacy hedging. Shingled seating area with mature trees. Timber shed. Gated side access.

Garage

Integral single garage with up and over door. Power and light. Window to rear. Personnel door onto rear garden.



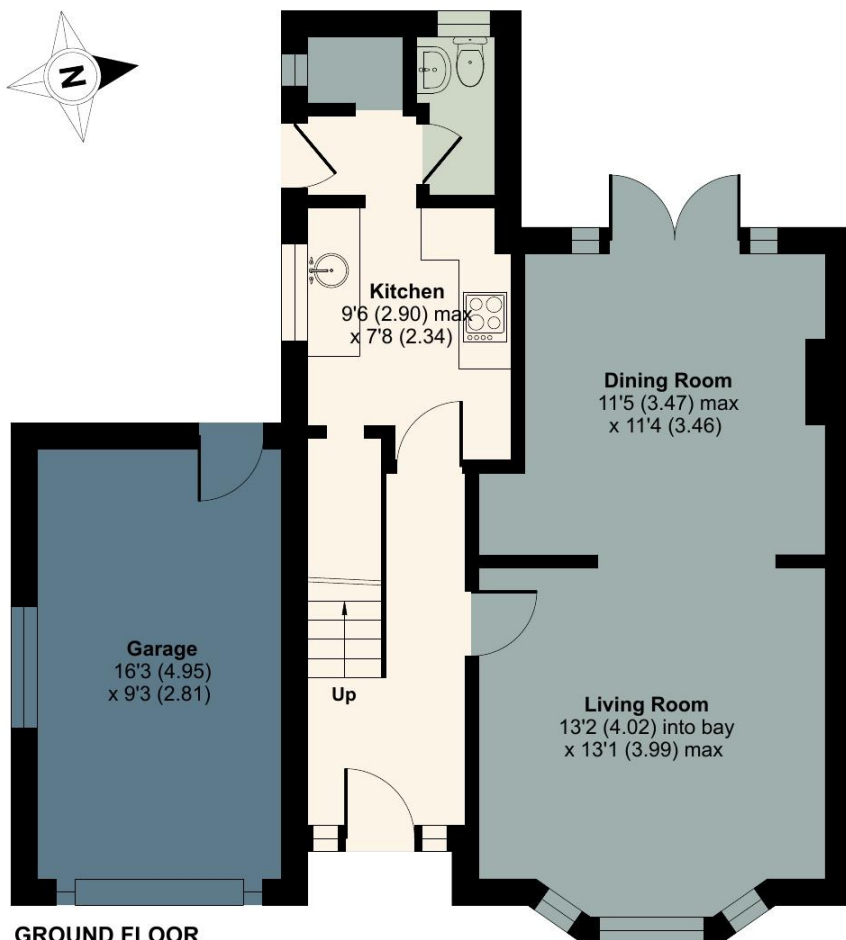


Approximate Area = 986 sq ft / 91.6 sq m

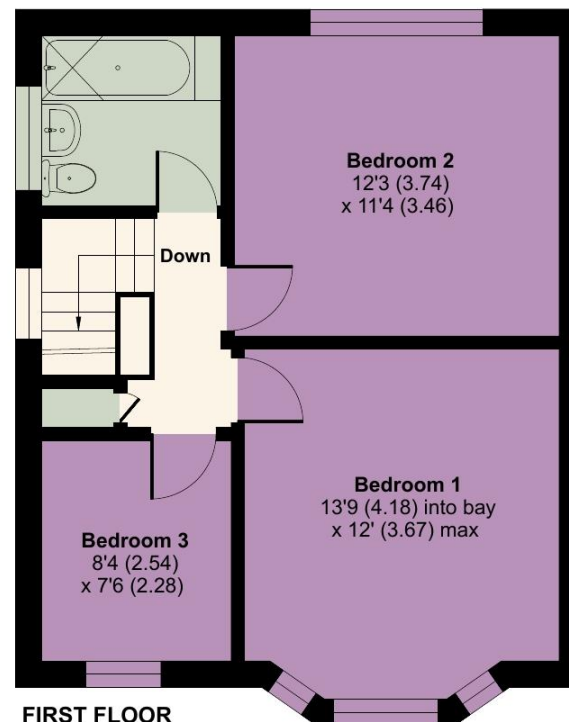
Garage = 150 sq ft / 13.9 sq m

Total = 1136 sq ft / 105.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	65
(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: 1511534



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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