

Connells

Hillary Rise,
Arlesey.

# Hillary Rise,
# Arlesey, SG15 6TL.

For sale offers over
**£350,000**







## Property Description

Living in Arlesey
Arlesey offers the perfect blend of semi-rural charm, community spirit and commuter convenience.
With a mix of character properties and modern family homes, the town appeals to first-time buyers, growing families and professionals seeking more space and value.
Excellent Transport Links
Arlesey railway station provides direct services to London St Pancras in around 40 minutes, while convenient access to the A1(M) makes travelling by road straightforward.
Local Amenities
Everyday essentials are close at hand, including local shops, library, health centre, traditional pubs and takeaways. For a wider choice of shopping, restaurants and leisure facilities, nearby Hitchin, Letchworth Garden City and Biggleswade are easily accessible.
Green Spaces & Education
Surrounded by riverside walks, water meadows and open countryside, Arlesey is ideal for those who enjoy an outdoor lifestyle. Local schools and family-friendly neighbourhoods add to its appeal.
A Welcoming Community
Combining a relaxed pace of life with strong transport connections and a range of housing options, Arlesey is an attractive choice for buyers looking to enjoy village-style living within easy reach of London.

**"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."**

## Key Features

Boiler replaced in September 2025.
Spacious corner plot.
Quiet location.
Walking distance to the train station.
Spacious accommodation.
Newly decorated rooms.
Off road parking.
Private gardens.

## Internal

## Ground Floor:

### Entrance Hall
Double glazed entrance door and newly laid wooden effect laminate flooring laid throughout.

### Lounge
Double glazed window, newly laid wooden effect laminate flooring, spot lights, and radiator fitted.

### Kitchen/Diner
Fitted suite comprising of a selection of cream gloss wall and base units with wooden worktop surround, integrated fridge freeze, space for an oven and washing machine, 1.5 sink-drainer, new wooden effect laminate flooring laid throughout, double glazed window and French doors leading to conservatory, and radiator fitted.

### Conservatory
Metal framed fitted with double glazed doors and windows, new wooden effect laminate flooring laid throughout, and power fitted.

## First Floor:

### Landing
Double glazed window, carpet laid throughout, with access to part-boarded loft with ladder, lighting, and boiler, via hatch.

### Bedroom One
Double glazed window, carpet laid throughout, spot lights, and radiator fitted.

### Bedroom Two
Double glazed window, carpet laid throughout, radiator fitted, also benefiting from a built-in wardrobe.

### Walk-In Wardrobe
Carpet laid throughout and window.

### Bathroom
Fitted suite comprising bath-tub with overhead shower, WC, wash-hand-basin, part-tiled walls and flooring laid throughout, spot lights, and double glazed window.

## External

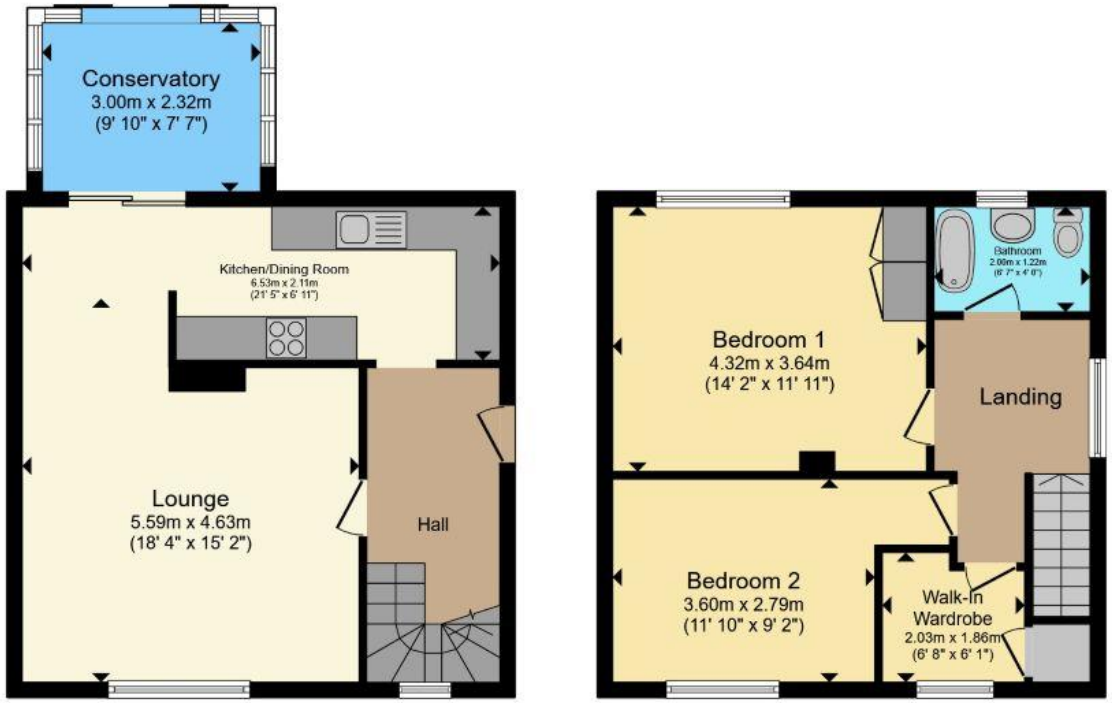
### Front Garden
Wrap around corner plot garden with hedge borders and shed.

### Rear Garden
Indian stone patio with decking area, external power, large shed with power and lighting, and fence surround.

### Parking
Driveway to the side of the property allowing parking for up to two vehicles.








Total floor area 93.3 m² (1,004 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: C

Council Tax Band: C

**view this property online connells.co.uk/Property/LCH309892**

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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