

29 St. Peters Avenue, Arlesey, SG15 6UR

THOMAS MORRIS



Guide Price £475,000 - £500,000

Freehold

St. Peters Avenue, Arlesey, SG15 6UR

- Four-Bedroom Semi-Detached House
- 0.4 Mile Walk to Mainline Train Station
- Multiple Reception Rooms
- Extended and Modernised
- Driveway Parking
- WC, Utility, En-Suite and Bathroom
- Extensive Fitted Storage
- 100ft+ Rear Garden and Outbuildings
- Freehold
- EPC: TBC

Rarely available, this beautifully presented four-bedroom semi-detached home occupies a generous 0.14-acre plot and is conveniently positioned just a 0.4-mile walk from Arlesey railway station.

Lovingly maintained and significantly improved by the current owners, the property perfectly combines spacious family living with exceptional practicality, offering an impressive amount of built-in storage throughout.





The accommodation begins with a spacious entrance porch, complete with a newly fitted front door and ample room for coats, shoes and everyday essentials. The welcoming hallway leads to a useful utility room with WC, a versatile snug/home office featuring extensive fitted storage, and the heart of the home: a stunning open-plan kitchen, dining and living space. Thoughtfully designed to maximise every available inch, the bespoke kitchen incorporates a range of integrated appliances, a substantial under-stairs pantry and a feature breakfast bar. The room opens seamlessly into the bright and airy dining and living area, enhanced by a patio door and two sets of French doors opening onto the garden. A handcrafted media wall with integrated storage and an electric fireplace creates a striking focal point.

Upstairs, the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Three further well-proportioned bedrooms, each with fitted wardrobes, are served by a modern family bathroom. The abundance of fitted storage across all four bedrooms ensures excellent practicality for growing families.

Externally, the beautifully landscaped rear garden extends to over 100ft and offers a variety of spaces for entertaining and relaxing. Features include a wisteria-clad pergola, mature trees and planting and newly replaced fencing. Further enhancing the property's appeal are a powered workshop, separate storage shed, and a garden room currently utilised as a gym. There is also a concrete base in place with planning permission approved for the erection of a mobile home.

To the front, a landscaped garden is complemented by a driveway providing off-road parking for at least four vehicles, with double gates giving access to the rear garden.

St Peters Avenue is ideally located for families and commuters alike, with Arlesey mainline station just a short walk away, offering direct services to London. Local schools, amenities and green spaces are all within easy reach, whilst excellent road links via the A1(M) provide convenient access to neighbouring towns.

Property Tenure: Freehold
Local Authority: Central Bedfordshire
Council Tax Band: D
EPC: TBC









Ground Floor
Porch *8' x 8'1" (2.44m x 2.46m)*.
Hallway *6'5" x 4'10" (1.96m x 1.47m)*.
WC/Utility *6'1" x 6'6" (1.85m x 1.98m)*.
Office/Snug *10'3" x 26'11" (3.12m x 8.2m)*.
Kitchen *9'4" x 10'5" (2.84m x 3.18m)*.
Dining/Living Room *22' x 12'9" (6.7m x 3.89m)*.

First Floor
Bedroom 1 *13'9" x 11'11" (4.2m x 3.63m)*.
Bedroom 2 *13'1" x 8'8" (4m x 2.64m)*.
Bedroom 3 *9'11" x 9'5" (3.02m x 2.87m)*.
Bedroom 4 *12'7" x 5'10" (3.84m x 1.78m)*.
Bathroom *6'8" x 7' (2.03m x 2.13m)*.
Landing *9'2" x 7'11" (2.8m x 2.41m)*.

Outside
Rear Garden
Front Garden
Driveway
Workshop *7'10" x 9'7" (2.4m x 2.92m)*.
Store *7'7" x 5'8" (2.3m x 1.73m)*.
Garden Room *7'7" x 7'8" (2.3m x 2.34m)*.

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