



Weavers Orchard, Arlesey

CHANDLERS

23 Weavers Orchard

Arlesey, SG15 6PD

£1,250



2 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band C

A beautifully presented two-double-bedroom Coach House within this quiet secluded Courtyard, available from mid-January, situated in the sought-after village of Arlesey. Ideally positioned for convenient access to Letchworth Garden City and Hitchin, the property is within easy reach of local amenities and approximately 1.5 miles from Arlesey Train Station, offering excellent rail links into London.

The accommodation comprises an entrance hallway with stairs rising to a bright and spacious open-plan living area, featuring a modern fully fitted kitchen with integrated appliances. The property further benefits from two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom.

Additional features include a private driveway, parking, and a garage suitable for storage.

Council Tax Band: B

EPC Rating: C

- Coach House
- Two double bedrooms
- Driveway and Garage
- Open plan living room with modern fitted kitchen
 - 1.5 miles to Train station.
 - En suite to main bedroom
 - Available mid Jan





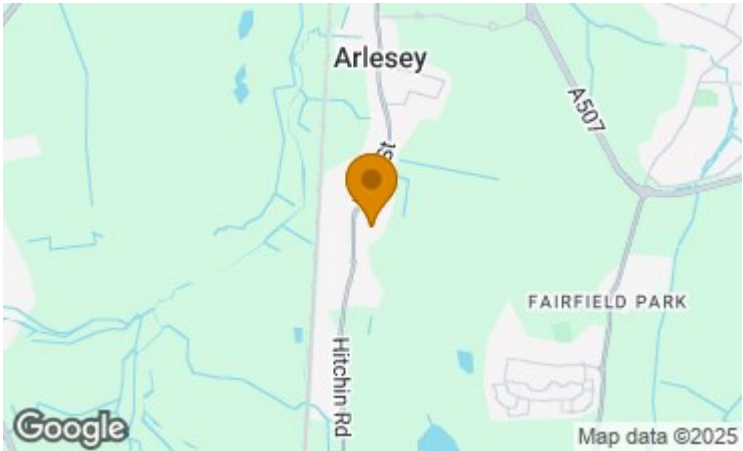


Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

Additional/Material Information

- Local Authority is Central Bedfordshire Council
- Council tax Band B
- Tenure –
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC