



**Kennedy
& Foster**

218 High Street

Arlesey

SG15 6TD

£449,000

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SEPARATE RECEPTION ROOM
- BATHROOM AND SHOWER ROOM
- CONSERVATORY
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- NON ESTATE LOCATION
- NO UPWARD CHAIN



OPEN DAY SATURDAY 1ST NOVEMBER BY APPOINTMENT ONLY (Other days and times are available). Offered for sale with no upward chain, this former bakehouse offers three double bedrooms and separate reception rooms. The property also benefits from a downstairs shower room, double glazing, utility, conservatory and driveway. Contact us the Sole Agents to arrange your viewing.

TWIN UPVC DOUBLE GLAZED DOORS INTO PORCH

Double glazed frosted door into:

HALLWAY

Stairs to first floor accommodation. Door to:

LOUNGE

14' 3" x 12' 5" (4.34m x 3.78m) uPVC double glazed window to front aspect, wall mounted radiator, gas fire (not in use), uPVC double glazed window to conservatory, coving to ceiling, doorway to rear hall, glazed frosted sliding door to kitchen.

REAR HALL

Understairs cupboard, uPVC double glazed frosted window to conservatory, frosted glazed sliding door to:

DINING ROOM

14' 3" x 11' 5" (4.34m x 3.48m) uPVC double glazed windows to front and side aspect, wall mounted radiator, wall mounted electric heater, gas coal effect fire with surround and hearth, coving to ceiling.

KITCHEN/BREAKFAST ROOM

12' 6" x 11' 7" (3.81m x 3.53m) Glazed wooden door and uPVC double glazed window to conservatory. Range of fitted eye level and base units with work surfaces over, 1 1/2 bowl sink and drainer unit, tiled splash back, built in double oven, electric hob with extractor over, breakfast bar, tiled floor, wall mounted radiator, integrated fridge and dishwasher. Doors to rear lobby and utility.

UTILITY

9' 11" x 4' 6" (3.02m x 1.37m) uPVC double glazed window to front aspect, wall mounted boiler, tiled floor, space for fridge and freezer, fitted cupboard.

REAR LOBBY WITH DOOR INTO:

SHOWER ROOM

9' 2" x 8' 0" (2.79m x 2.44m) uPVC double glazed frosted window to side aspect, corner shower unit, close coupled W.C, pedestal mounted wash hand basin, wall mounted radiator, tiled surround, spotlights to ceiling.

CONSERVATORY

13' 9" x 8' 5" (4.19m x 2.57m) uPVC double glazed windows to two aspects, sliding doors to patio, tiled floor, fitted base units with work surface over offering housing for washing machine. Door to:

CLOAKROOM

uPVC double glazed frosted window to side aspect, close coupled W.C, wall mounted wash hand basin with tiled splash back, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to rear aspect, picture and dado rail, wall mounted radiator. Doors to:

BEDROOM ONE

14' 3" x 11' 5" (4.34m x 3.48m) uPVC double glazed windows to front and side aspect, wall mounted radiator, built in cupboard with shelving

BEDROOM TWO

12' 5" x 11' 2" (3.78m x 3.4m) uPVC double glazed window to front aspect, wall mounted radiator, fitted wardrobes to one wall.

BEDROOM THREE

14' 9" x 11' 6" (4.5m x 3.51m) uPVC double glazed to side and rear aspect, wall mounted radiator, built in cupboard housing hot water cylinder and linen shelving.

BATHROOM

uPVC double glazed frosted window to side aspect, wall mounted radiator, close coupled W.C, panelled bath with shower attachment, pedestal mounted, tiled surround.

OUTSIDE

REAR GARDEN

Garden mainly block paved with small lawned and slate shingled areas, enclosed by timber panel and picket fencing, gated access to front.

OUTHOUSE

9' 10" x 7' 11" (3m x 2.41m) Brick built storage with light and single glazed window.

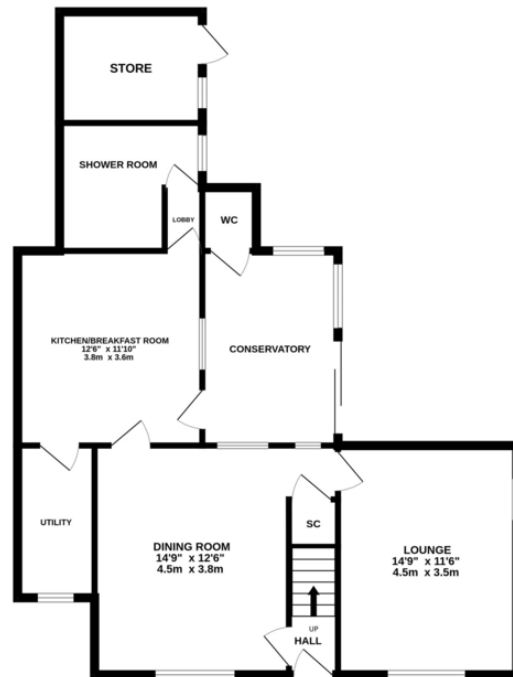
FRONT

Shingled and hard standing area providing off road parking for the several vehicles.

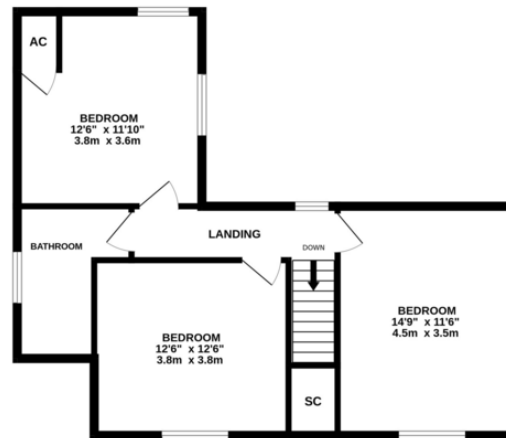
ACCESS VIA SHARED PRIVATE DRIVEWAY (USED BY 214 & 216 TO THE REAR)



GROUND FLOOR
862 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements