



**Kennedy
& Foster**

Willow Cottage
81 High Street
Arlesey
SG15 6SW
£465,000

- LINK DETACHED HOME
- FOUR DOUBLE BEDROOMS
- SEPARATE RECEPTION ROOMS
- 20FT KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- VAULTED CEILINGS AND DRESSING AREA
- LARGE WEST FACING GARDEN
- NO UPWARD CHAIN



Willow Cottage is an attractive family home with the original part of the house dating back to late 1800s. Offered for sale with no upward chain, this charming character property offers separate reception rooms, a 20ft kitchen/diner, four double bedrooms, double glazing and large established rear garden. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

ENTRANCE VIA SIDE LOCKED GATE INTO GARDEN LEADING TO:

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Stairs rising to first floor accommodation with built in cupboard under, exposed floorboards. Latch wood doors to:

CLOAKROOM

Close coupled WC, wall mounted wash hand basin with tiled splash back, exposed floorboards.

LOUNGE

21' 1" to fireplace x 11' 3" (6.43m x 3.43m) Twin uPVC double glazed sash windows, twin wall mounted radiators, brick built chimney breast and hearth, exposed floorboards.

KITCHEN/BREAKFAST ROOM

20' 9" x 7' 2" (6.32m x 2.18m) uPVC double glazed sash windows to side aspects. Range of eye level and base units wooden work surface over, tiled splash back, 1 1/2 bowl ceramic sink and drainer unit, built in oven and gas hob with extractor over, space for undercounter washing machine, dryer and dishwasher. Space for freestanding fridge/freezer, exposed floorboards, wall mounted radiator, uPVC double glazed French doors to patio.

DINING ROOM/FAMILY ROOM

17' 4" x 7' 11" (5.28m x 2.41m) uPVC double glazed frosted sash window to side aspect, uPVC double glazed French doors to patio, wall mounted radiators, exposed wooden floor.

FIRST FLOOR LANDING

Built in cupboard housing Worcester boiler, double glazed Velux window. Latch wooden doors to:

BEDROOM

13' 0" x 11' 4" (3.96m x 3.45m) plus 7' 10" x 5' 9" dressing area. uPVC double glazed sash window to rear aspect, uPVC double glazed bay window with window seating, double glazed Velux window. Vaulted panel ceiling with exposed beams, twin wall mounted radiators, exposed floorboards, built in wardrobes.

BEDROOM

11' 1" x 10' 7" (3.38m x 3.23m) uPVC double glazed sash window, wall mounted radiator, fitted double wardrobe.

BEDROOM

10' 4" x 10' 2" (3.15m x 3.1m) uPVC double glazed sash window, wall mounted radiator, fitted double wardrobe.

BEDROOM

13' 8" x 7' 11" (4.17m x 2.41m) uPVC double glazed sash window, wall mounted radiator, uPVC double glazed unit to side aspect, exposed floorboards, panelled vaulted ceiling.

BATHROOM

8' 1" x 8' 0" (2.46m x 2.44m) uPVC double glazed frosted sash window to side aspect, panelled bath with rainfall shower, shower attachment and screen, close coupled WC, pedestal mounted wash hand basin, tiled splash back, tiled floor, wall mounted heated towel rail, access to loft space.

OUTSIDE

REAR GARDEN

Large paved patio for alfresco dining with steps up to lawn. L - shaped garden (widening to rear) with mature plants, shrubs, pear and willow tree, play house.

TIMBER SUMMER HOUSE

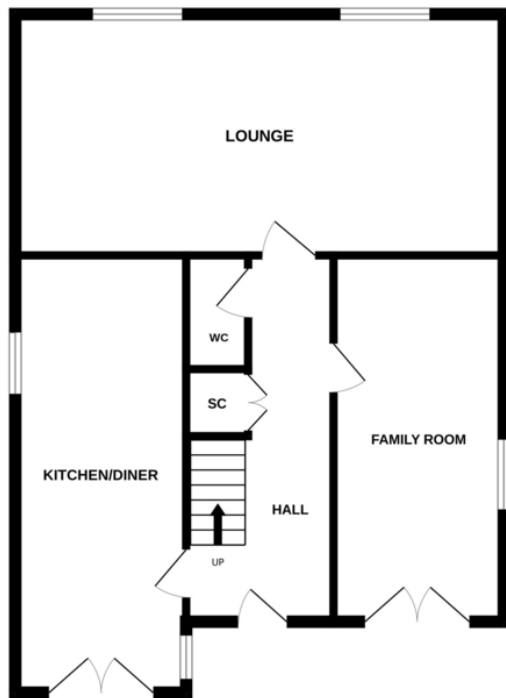
8' 0" x 8' 0" (2.44m x 2.44m) Glazed panelled doors, windows to two aspects, timber shed, power and light.

SIDE

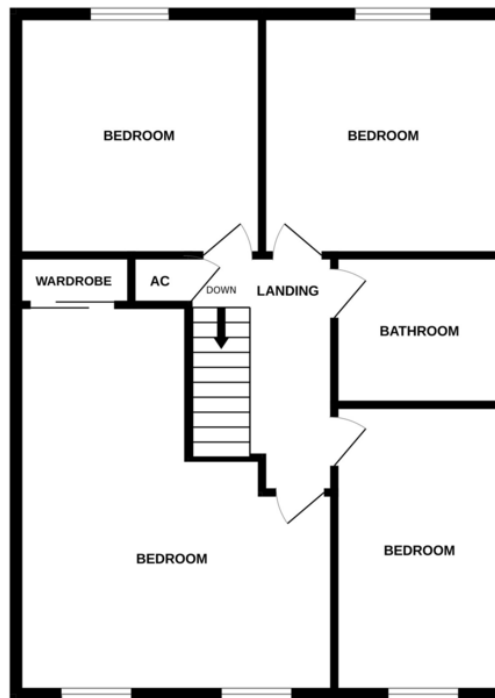
Access to side leading to garden gate. There is a right of way for number 81 to unload vehicle.



GROUND FLOOR



1ST FLOOR



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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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