



Connells

Glossop Way
Arlesey



Property Description

*** QUIET LOCATION *** Offered to the market is this well presented family home with accommodation over three levels. Throughout the property is well presented and benefits from a study, en-suite plus family bathroom and cloakroom. Further benefits include off road parking and a single garage.

Key Features

- Off road parking and garage.
- Quiet cul-de-sac location.
- Short walk to the train station.
- Accommodation over three floors.
- Private rear garden.
- En-suite, family bathroom and cloakroom.
- Study room.
- Well presented throughout.

Arlesey is a small town and civil parish in the district of central Bedfordshire. It is located near the border with Hertfordshire, about three miles north-west of Letchworth Garden City, four miles north of Hitchin and six miles south of Biggleswade. Arlesey railway station provides train services to London, Peterborough, and Stevenage.

Internal

Entrance Hall

Door to front, laminate flooring and radiator.

Cloakroom

Part tiled cloakroom with wash hand basin, WC, laminate flooring and extractor fan.

Study

9' 5" x 9' 11" (2.87m x 3.02m)

Double glazed window, fitted carpet, cupboard with electric meter, radiator.



Kitchen/ Breakfast Room

15' 6" x 12' 8" (4.72m x 3.86m)

Fitted kitchen with range of wooden wall and base units, sink/drainage and worksurfaces, space for range cooker and hob, extractor fan over, tiled splashbacks, integrated microwave, fridge/freezer, dishwasher and washing machine, laminate flooring, double glazed window and double glazed door to rear.

First Floor

Landing

Airing cupboard housing a combination boiler.

Lounge

15' 6" x 12' 6" (4.72m x 3.81m)

Two double glazed Juliet balcony doors, fitted carpet, feature electric fireplace, TV point and radiator.

Bedroom Three

12' 7" x 9' 3" (3.84m x 2.82m)

Two double glazed windows, fitted carpet and radiator.

Second Floor

Second Floor Landing

Access to part boarded loft with light via a ladder.

Bedroom One

12' 8" x 11' 6" (3.86m x 3.51m)

Master bedroom with double glazed window, fitted carpet, built in wardrobe and two radiators.

En Suite

En Suite to master bedroom comprising wash hand basin, WC and shower cubicle, tiled walls and lino flooring, shaver point and radiator.

Bedroom Two

12' 8" x 9' (3.86m x 2.74m)

Two double glazed windows, built in wardrobe and additional wardrobes (to stay), two radiators.

Bathroom

Bathroom comprising wash hand basin, WC and bath tub with shower over, tiled wall and lino flooring, extractor fan and radiator.

External

Driveway

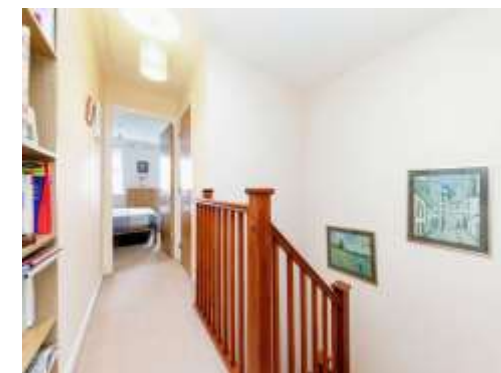
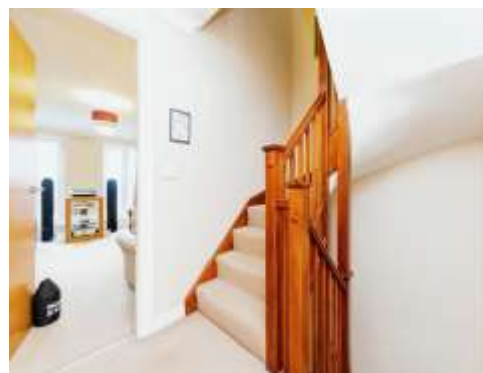
Parking space for one car.

Garage

Garage with up and over door.

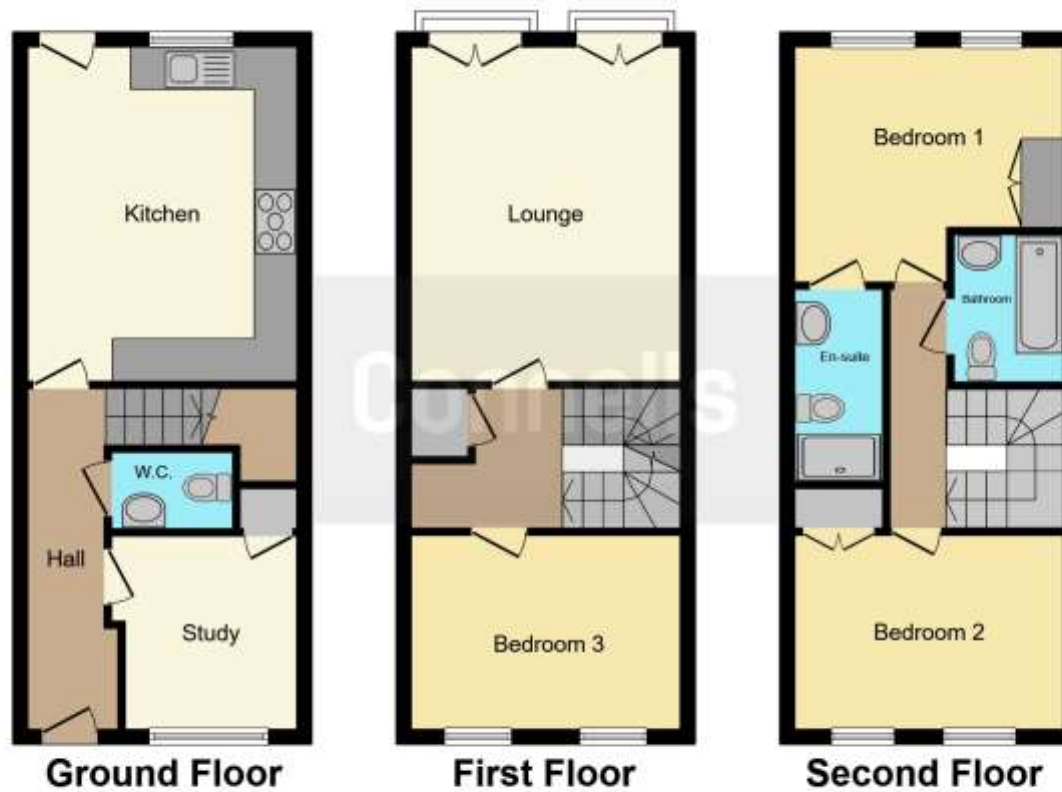
Rear Garden

Rear garden enclosed by fencing, mainly laid to lawn, patio area, flower beds, shrubs, garden shed and gated side entrance.









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.focalagent.com

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6 Station Parade
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EPC Rating: C

Tenure: Freehold

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