



**Kennedy
& Foster**

109 High Street
Arlesey
SG15 6SX
£445,000

- 3/4 BEDROOM CHALET HOME
- SPACIOUS & VERSATILE ACCOMMODATION
- FLEXIBLE GROUND FLOOR BEDROOM/RECEPTION ROOM
- SUN ROOM

- KITCHEN/DINING ROOM
- UTILITY
- SHOWER ROOM
- CONVENIENT TO SHOPS SCHOOLS AND ARLESEY TRAINLINE



This charming 3/4 bedroom semi-detached chalet-style home offers spacious and versatile accommodation and is situated in the heart of Arlesley, ideally placed for local shops, schools and the mainline railway station. The property features a flexible ground-floor bedroom/reception room, an impressive 25ft lounge, sun room, kitchen/breakfast room with adjoining utility area, shower room and cloakroom. Upstairs are three further bedrooms. A characterful and adaptable home that must be viewed to fully appreciate the space and versatility on offer.

FRONT DOOR INTO

ENTRANCE HALL

Dado rail, radiator, beams to ceiling, stairs to first floor with cupboard under stairs, cupboard housing combi boiler. Doors to:

SHOWER ROOM

Shower cubicle with shower over, pedestal basin, WC, heated towel rail, extractor.

LOUNGE

25' 04" into bay x 10' 5" (7.72m x 3.18m) Brick fireplace housing log burner, double glazed bay window to front, two radiators, beams to ceiling. Door to:

BEDROOM/RECEPTION ROOM

15' 01" x 9' 04" (4.6m x 2.84m) Radiator, beam to ceiling, double glazed window to rear, double glazed French door to rear garden, door to sun room. Opening to:

UTILITY ROOM

7' 4" x 6' 2" (2.24m x 1.88m) Wall and base cupboards, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, space for washing machine and tumble dryer.

SUN ROOM

16' 01" x 8' 11" (4.9m x 2.72m) uPVC double glazed French doors to rear garden, radiator, sky lights. Opening to.

KITCHEN/DINING ROOM

approx. 19' 04" x 13' 04" max (5.89m x 4.06m) Wall, base and drawer units with work surface over. Range style cooker and cooker hood over, integrated fridge/freezer and dishwasher, 1 1/2 bowl sink unit with mixer tap, two radiators, composite style door to pantry/broom cupboard, new composite barn style door to front and double glazed window to front.

FIRST FLOOR LANDING

Velux window, loft hatch, dado rail. Doors to:

BEDROOM ONE

16' 03" x 8' 6" to front of wardrobes (4.95m x 2.59m)

Built in wardrobes, radiator, beams to ceiling, eaves storage, double glazed windows to rear.

BEDROOM TWO

14' 4" x 10' 7" (4.37m x 3.23m) Dual aspect double glazed windows to rear, built in wardrobes, eaves storage, radiator.

BEDROOM THREE

6' 01" x 7' 06" (1.85m x 2.29m) Radiator, eaves storage, double glazed window to rear.

CLOAKROOM

Velux window, pedestal basin, WC, Airing cupboard with radiator.

OUTSIDE

FRONT

Shrubs, ornamental wall.

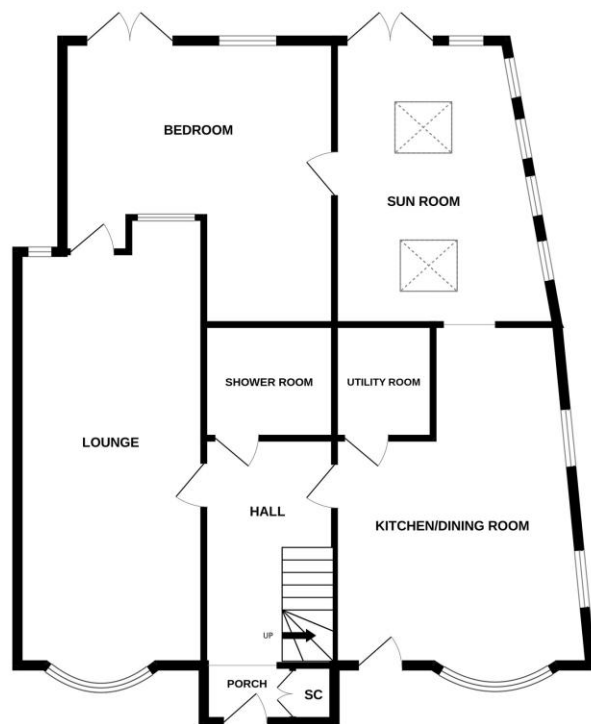
PARKING FOR 2 CARS

REAR GARDEN

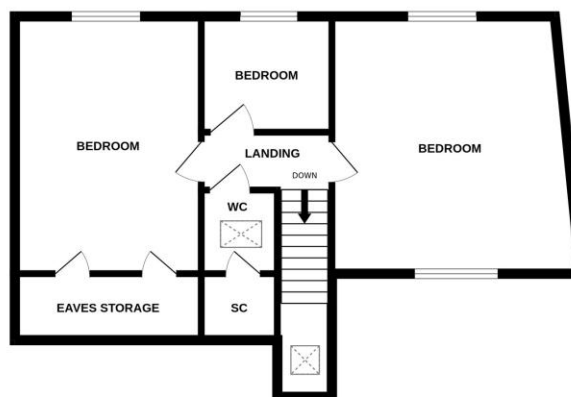
Paved patio, covered pergola, part walled garden, shrubs and flowers, 2 sheds, outside tap.



GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 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. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.