

FREEHOLD



House - End Terrace (EPC Rating: D)

46 High Street, Arlesey, Beds, SG15 6SL

Price Guide

£249,000



First Step



2



1



1



D

2 Bedroom House - End Terrace located in Arlesey

CHAIN FREE... 2 DOUBLE bedrooms... COURTYARD STYLE Garden... EXTERNAL BRICK STORAGE... Central location close to all local amenities...

INTERNAL

Ground Floor

Lounge

15'6" x 10'9"

Window and door to front aspect. Inset door mat to entrance. Electric fire place with laminate hearth and wooden surround. Open under stairs storage area. Staircase to first floor. Carpet. Door leading to:

Kitchen

13'1" x 7'11"

Window to rear aspect. Dark oak effect wall and base units with complementary work surface and tiled splash back. Integrated single oven, 4 ring gas hob and extractor hood. Space and plumbing for under counter washing machine. Single bowl sink and drainer. Laminate flooring. Door leading to:

Lobby

Door to side aspect leading to garden. Ceramic tiled flooring. Door leading to:

Shower Room

Window to side aspect. White suite comprising: Fully tiled corner shower cubicle, push button wc, vanity wash hand basin. Fully tiled walls, heated towel rail, continuation of ceramic tiled flooring.

First Floor

Landing

Loft access - partially boarded fitted with light and ladder. Carpet. Doors leading to:

Bedroom 1

11'4" x 7'11"

Window to rear aspect. Carpet.

Bedroom 2

10'9" x 10'3"

Window to front aspect. Carpet.

EXTERNAL

Front Garden

Low level wall to front and side perimeters. Small garden area with stones, trees and established shrubs, paved pathway to front door.

Rear Shared Garden

Shared courtyard garden. Wall and fence perimeter. External tap, side gated access. Small garden area laid to stones. Brick built storage.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band B

Shared rear garden

Mains utilities

Traditional brick and block construction

Local Area

Arlesey offers the ultimate combination of unbeatable city connectivity, a welcoming village atmosphere and exceptional value for money.

The town has seen massive recent popularity and investment, with high-end new developments drawing in a



vibrant professional demographic. It is fast becoming one of the region's premier property hotspots, allowing buyers to secure significantly more square footage and larger gardens for their budget compared to nearby North Hertfordshire towns, without compromising on lifestyle.

Arlesey offers a practical, community-focused hub for everyday shopping, striking a balance between local convenience and rapid access to premier market-town amenities in the nearby Hitchin & Letchworth. Rather than overwhelming retail chains, the town relies on trusted independent corner stores and family-run essential businesses that keep day-to-day life straightforward and village-like.

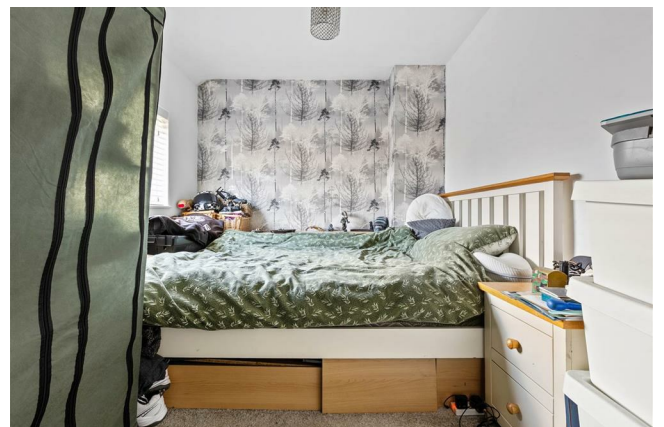
Perfect for active couples, dog owners, and growing families, Arlesey sits directly on the scenic Etonbury Green Wheel trail network, a beautifully maintained, traffic-free orbital pathway allows you to walk or cycle safely through local woodlands. Arlesey also offers an exceptional range of sports clubs and recreational groups, making the area highly attractive to active adults, fitness enthusiasts, and families with sports-mad kids. From highly accredited grassroots youth development programs to senior

semi-professional leagues and modern leisure complexes, the local sports scene is thriving.

It particularly appeals to commuters with rapid access to the A1(M) and an excellent local rail link from Arlesey providing direct, fast train services into London King's Cross and St Pancras International stations in under 40 mins.

Agents Note

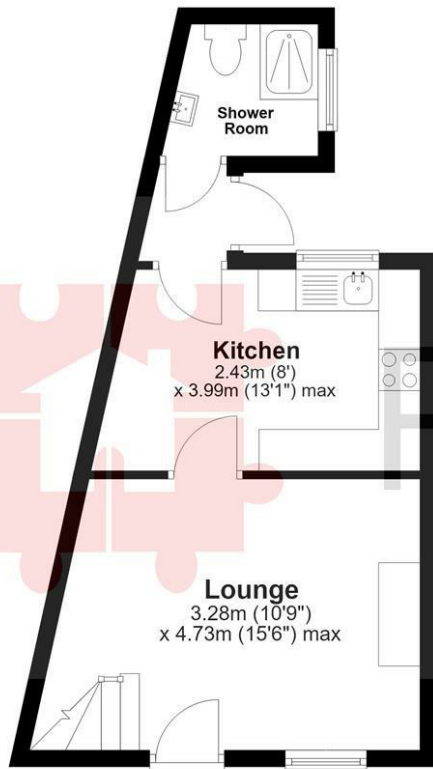
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.





Ground Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



First Floor

Approx. 23.8 sq. metres (255.8 sq. feet)



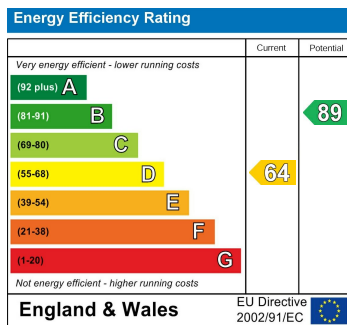
Total area: approx. 51.5 sq. metres (554.3 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



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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 and 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 are advised to recheck the measurements.



First Step