

FREEHOLD



House - Detached (EPC Rating: C)

216 High Street, Arlesey, Beds, SG15 6TD

Price Guide

£875,000



First Step



4



2



4



C

4 Bedroom House - Detached located in Arlesey

This impressive detached house tucked away on a private road off the High Street offers a perfect blend of space and comfort. With a generous area of 2,216 square feet, this property is ideal for families seeking a welcoming home.

The house boasts four well-appointed reception rooms, providing ample space for relaxation and entertainment. There are four spacious double bedrooms with an en-suite and a bathroom with both a shower and a bath.

Constructed in 1996, this property combines classic charm with contemporary living. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this home is the generous parking space, accommodating up to six vehicles plus the large, private and stunning manicured gardens and the garage loft which is currently used as a hobby room.

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect fitted with coir matting. Under stairs storage cupboard. Double door storage cupboard fitted with shelf and rail. Kardean flooring. Staircase to first floor. Doors leading to:

Kitchen

14'7" x 12'8"

Window to rear aspect and door to rear aspect leading to conservatory. A range of cream wall and base units with complementary work surface & splash back with matching free standing island fitted with wooden drawers and cupboards with seating for 2. Integrated fridge/freezer, dishwasher, double oven, 4 ring gas hob and extractor hood. One and a half bowl sink. Laminate flooring. Opening leading to utility room, door to conservatory and opening to:

Family Room

13'0" x 11'9"

Window to rear aspect. Door leading to entrance hallway. Continuation of laminate flooring. Opening leading to:

Lounge

21'7" x 12'7"

Bay window to front aspect and sliding patio doors to rear aspect. Feature brick fireplace and surround with wooden mantel shelf and tiled hearth fitted with log burner. Carpet.

Dining Room

14'7" x 11'3"

Window to front aspect. Cupboard housing fuse box fitted with shelves. Laminate flooring.

Conservatory

12'0" x 9'3"

A brick based conservatory with triple aspect windows to rear and both sides, plus door to side aspect leading to garden. Ceramic tiled flooring and radiator heating.

Utility Room

A range of matching cream wall and base units with complementary work surface and splash back. Integrated washing machine. Single bowl sink with drainer, continuation of laminate flooring. Opening to:

Boot Room

Window to front aspect. Door to rear aspect. Double full height doors to cupboard housing the boiler. Continuation of laminate flooring.

Cloakroom

Window to side aspect. White suite comprising: push button wc, vanity wash hand basin, half tiled walls. Wall mounted mirror. Vinyl flooring.

First Floor

Landing

Galleried landing with window to front aspect. Loft access: Partially boarded fitted with light. Full height cupboard housing the water tank fitted with shelves. Doors leading to:

Bedroom 1

26'9" x 12'8"

Two windows to rear aspect. 6-door built in wardrobes fitted with shelf and rail, 6 overhead storage cupboards, 2 bedside tables fitted with glass shelves plus matching vanity dressing table with drawers. Carpet. Door leading to:

En-Suite

Window to side aspect. White suite comprising: Fully tiled panelled bath, push button wc, pedestal wash hand basin. Wall mounted mirrored storage cabinet, wall mounted light up mirror fitted with shaver point. Vinyl flooring.

Bedroom 2

14'7" x 11'3"

Window to front aspect. 4-door built in wardrobe fitted with shelf and rail, 7 low level drawers, plus 2-door fitted cabinet. Carpet.



Bedroom 3

12'7" x 11'4"

Window to rear aspect. 4-door built in wardrobe fitted with shelf, rail and 6 glass shelves with matching vanity dressing table with 8 drawers and 1 cupboard plus 2 bedside cabinets. Carpet.

Bedroom 4

12'7" x 9'11"

Window to front aspect. Carpet.

Bathroom

Window to side aspect. White suite comprising: Fully tiled panelled bath, push button wc, pedestal wash hand basin, separate fully tiled shower cubicle fitted with glass door. Wall mounted mirrored storage cabinet, wall mounted light up mirror fitted with shaver point. Vinyl flooring.

EXTERNAL

Front Garden

Low level shaped wall to front and side perimeter with brick pillared entrance fitted with lights. Garden area with lawn and decorative shingle, paved pathway to front door with storm porch. External light. Side gated access to rear garden.

Rear Garden

Fence perimeter. Large entertaining patio with curved pathway leading to large lawn area, well maintained border with established, plants, trees and shrubs. Shallow steps to raised

garden area laid to lawn, decking and stoned area. 2 log storage sheds, 1 wooden garden shed fitted with light, power and eave storage, 2 water butts.

Double Garage/Loft Room/Parking

20'9" x 19'5"

Double garage with up and over doors, fitted with light, power and loft room. Personel door to front garden, Window to side aspect. Access to loft room with window to rear aspect, currently used as hobby room. 4 parking spaces in front of garage.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Band C

Council Tax: Band G

Mains utilities

Traditional brick and block construction

Local Area

The property is tucked away on a private road in a peaceful location off the High street, but still situated close to local amenities. Arlesey benefits from being within a 15-20 minute walk of the train station and located in the lovely open countryside with excellent walks and cycle routes, whilst also being only a few minutes from the A1(M).

Arlesey train service has fast trains to London's Kings Cross &



London St Pancras (circa 35-45 mins), every 30 minutes.

Arlesey benefits from a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and several local pubs.

There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby middle schools and upper schools of Etonbury Academy and Samuel Whitbread Academy.

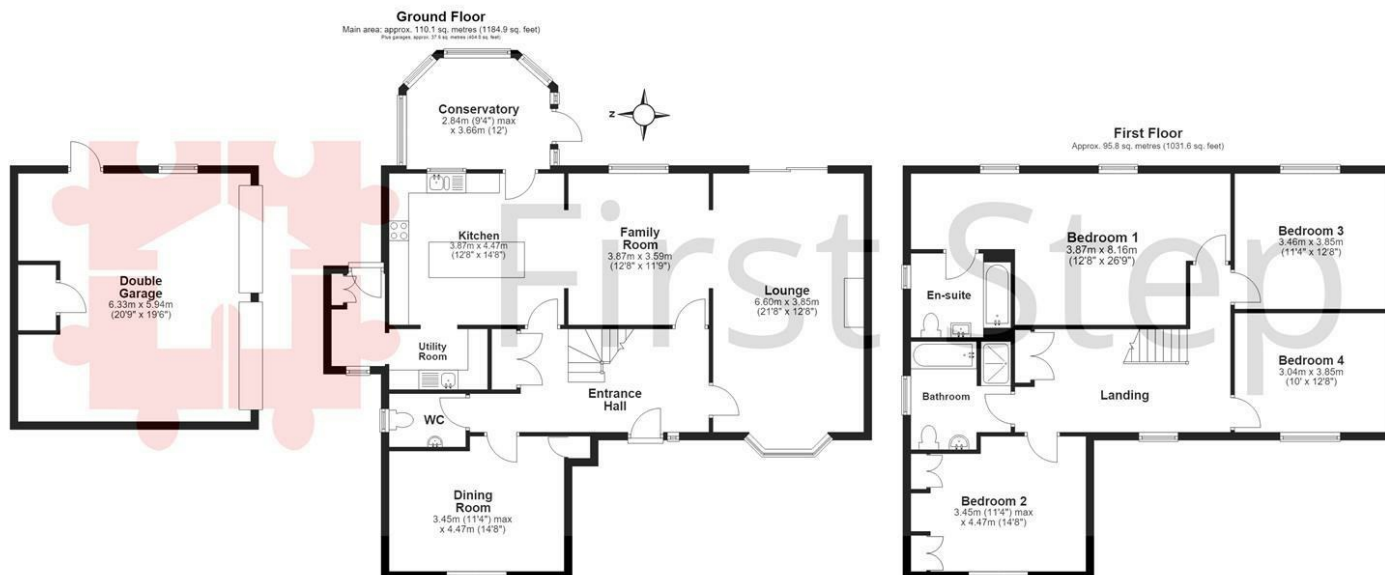
Agents Note

The apartments, 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.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.







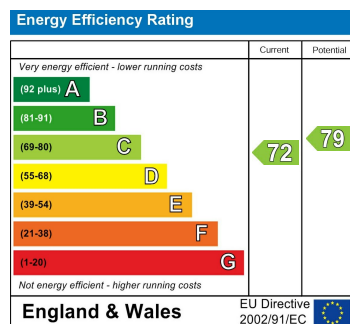
Main area: Approx. 205.9 sq. metres (2216.5 sq. feet)
Plot garage: approx. 37.4 sq. metres (404.0 sq. feet)

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

G

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

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