

**GREEN DOOR**  
PROPERTY



## 3 Prince Of Wales Close , Arlesey, SG15 6RZ

A delightful two-bedroom end of terrace house. The property boasts a well-designed layout, featuring a spacious lounge diner that is perfect for entertaining or relaxing with family. The inviting patio doors lead directly to the garden, allowing for a seamless transition between indoor and outdoor living.

Both bedrooms are generously sized and come equipped with fitted wardrobes, providing ample storage space. The house has been thoughtfully redecorated throughout, ensuring a fresh and modern feel that is ready for you to move in and make your own. Additionally, the convenience of a downstairs WC adds to the practicality of the home.

Outside, the property benefits from a lovely garden, ideal for enjoying the warmer months, as well as off-road parking, which is a valuable asset. This end terrace house combines comfort, style, and functionality, making it a wonderful place to call home.

Available now on a long term basis. Council tax is a band C.

**£1,250 Per month**

# 3 Prince Of Wales Close , Arlesey, SG15 6RZ



## Lounge

11'2" x 12'4" (3.42 x 3.76 )

## Kitchen

8'2" x 4'0" (2.50 x 1.24 )

## Bedroom One

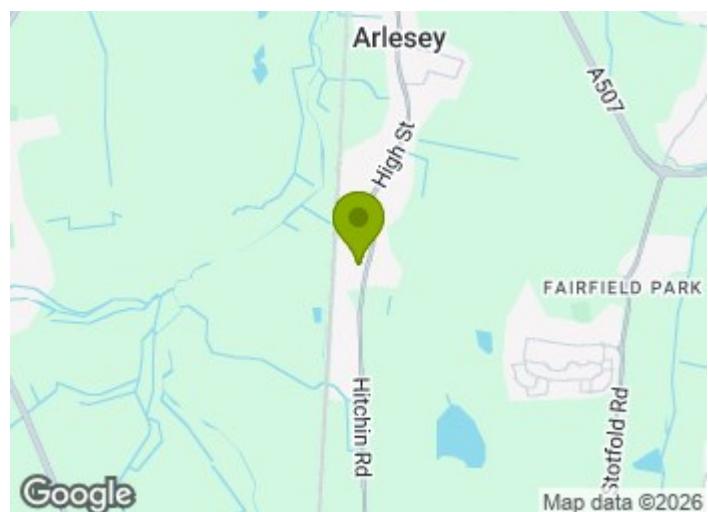
8'2" x 10'0" inc wardrobe (2.51 x 3.07  
inc wardrobe )

## Bedroom Two

8'11" x 8'10" (2.74 x 2.70 )

## Bathroom

5'10" x 5'6" (1.78 x 1.68 )



## Directions

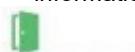


## Floor Plan

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			92
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



3 Maiden Street

Weston

Hitchin Hertfordshire,

SG4 7DG

[info@greendoorpm.co.uk](mailto:info@greendoorpm.co.uk)

call 01462 510765

[www.greendoorpm.co.uk](http://www.greendoorpm.co.uk)

