



3 Bed Bungalow detached in High Street, Arlesey, SG15 6SL | £539,000

**Gothic**

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## Key Features

- Unique detached home next to park
- Large South-West facing garden
- Driveway parking for 7-8 vehicles
- Attached home office / Master Ensuite
- Three/four bedrooms, two bathrooms
- Extensively renovated
- Grand gazebo, hot tub, 100 sq m patio
- High-end Kitchen, quartz tops, bi-folds

## Description

\* Rare opportunity next to the park \* 3/4 bedroom 2 bathroom home \* Home office with bathroom/kitchenette - ideal home business \* Large south-facing garden \* Driveway for 7-8 vehicles \* Recent new kitchen & bathrooms & décor & flooring & boiler & windows & landscaping \* 18 mins walk to station \*

Seller found vacant - no long chain. Internal inspection available to pre-qualified buyers in a position to proceed. NB. Current business not affected!

Situated between the park and the lower school on a lane away from traffic and neighbours is this unique detached single storey home. The property has been the subject of extensive improvements and upgrades and offers a fabulous position with no direct neighbours, yet in the heart of Arlesey and about 16 - 18 mins walk to the mainline station. It occupies a generous plot including an expansive driveway for 7-8 vehicles and a larger than average, south facing rear garden. Considerable scope for extension subject to consent including to the rear, upward first floor (eg. chalet), double garage to the front etc.

Notable features include:

Attached home office with kitchenette space and bathroom - ideal as small home business (hairdresser, therapist, pet groomer, accountant etc) or convertible into a Master with Ensuite, AirBNB, workshop, endless possibilities. Space for Kitchenette is currently additional workstation desk and could be dressing table if office space converted to bedroom.

Landscaped garden including grand gazebo, 100 sq m of sandstone patio, remotely switched fountain, hot tub set-up, garden shed, all perimeter fencing on galvanised metal posting.

Three double bedrooms (one larger, two smaller) plus optional Ensuite Master if converted from office. One bedroom currently set up as dressing room - note on floorplan/photos that the dressing room is virtually same size as the front bedroom with the double bed (it looks narrower with all the wardrobes in it)

Fabulous kitchen with quartz tops, double width fridge/freezer (larger than American style), eye-level double fan oven incorporating microwave, induction hob with concealed venting extractor over, integrated dishwasher (AEG ComfortLift), bi-fold windows onto outside bar area. Separate Laundry Room with fitted cabinets for coats/shoe storage, Worcester Bosch combi boiler 2018.

First bathroom with bath-size walk-in shower, floating vanity, extensive storage, automatic night-time floor lighting on walk-in. Second bathroom with bath tub and shower over, glass enclosure.

Recent new decor, flooring, windows, kitchen, bathrooms, landscaping.

Arlesey mainline station (direct trains to London St Pancras 39 mins) 1 mile about 16-18 mins walk

Nearest local shop 0.3 miles 6 mins walk

Nearest pub The White Horse (thatched, family garden) 0.3 miles 6 mins walk

Gothic Mede Academy (Lower School) 0.1 miles 1 min walk (next door!)

A1(M) j10 3.3 miles about 6 mins drive

Letchworth Garden City (+ alternative train line) 3.7 miles

Hitchin centre 5.0 miles

Council tax band C



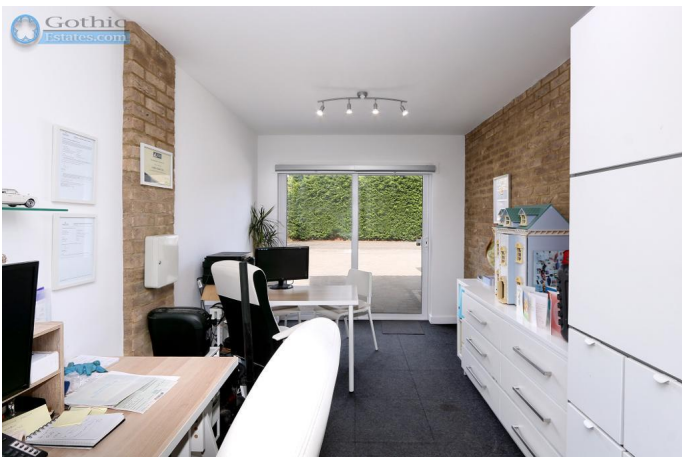
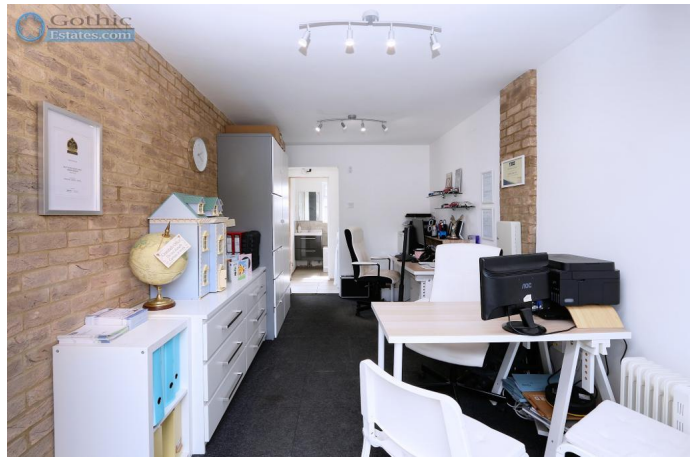
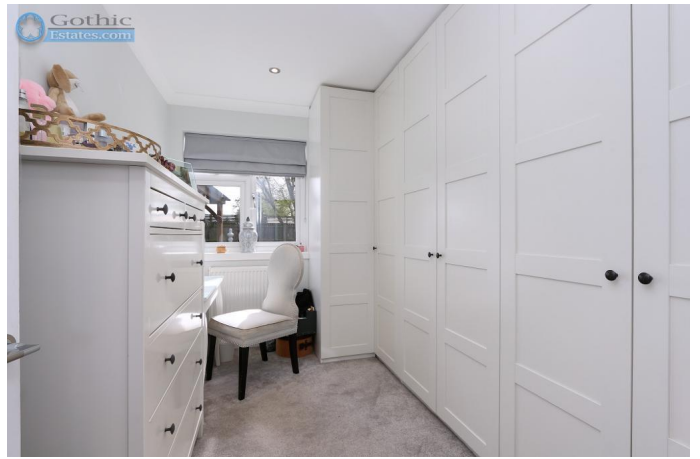
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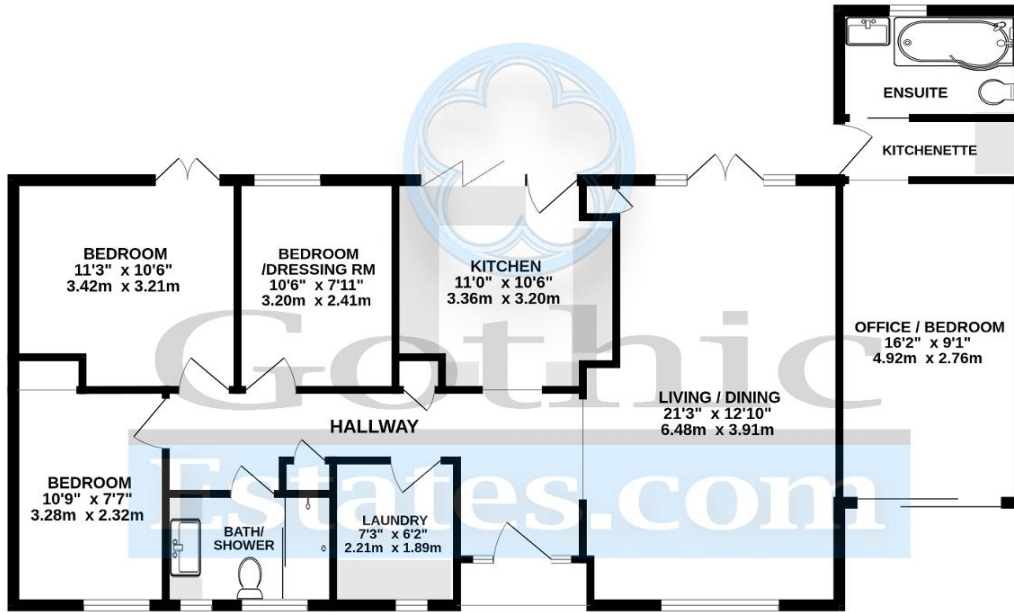
Pursuant to the Estate Agents Act 1979 we advise that the owner of the property is a director of the selling agent Gothic Estates Ltd.

## Location

Arlesey is a large, growing village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in under 40 minutes. Dating back as long as the 1086 Domesday Book, there is a broad range of home styles and building eras - something for everyone! Gothic Mede Academy provides Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.







TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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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