



3 Bed Terraced in St Johns Road, Arlesey, SG15 6ST | £293,950

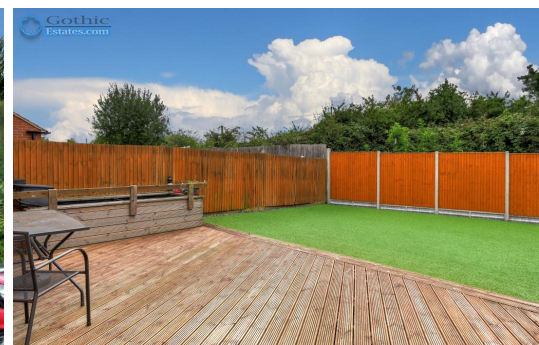
**Gothic**

**Estates.com**

Estates.com



**VIDEO**



## Key Features

- Deceptively spacious 3 bedroom home
- Adjacent Garage & 2 car drive
- Huge upstairs - TWO ENSUITES!
- Downstairs cloakroom
- Open plan Living / Kitchen
- Generous westerly garden
- Potential to extend ground floor STC
- Must see to realise potential

## Description

SOLD SOLD SOLD

\* Three bedrooms, Garage & 2 car drive \* TWO Ensuities + third bathroom + cloakroom \* Generous WESTERLY garden - low maintenance turf \* Open-plan Living/Dining/Kitchen with room to extend STC \* Double doors to large garden deck \* Huge upstairs means HOME OFFICE possibilities \* See WALK-THROUGH Video here...

This home is nestled in a corner - seemingly small from the front but massive at the back! An archway leads through to a garage immediately next to the garden with a 2 car drive in front.

Downstairs, there's an Entrance Hall with Guest Cloakroom/WC and stairs up. Through to an L-shape open-plan living space with four windows and double doors out to the garden. At one end is a modern fitted kitchen with built-in oven (recently replaced).

Upstairs is larger than down - the large Master bedroom and Bedroom 2 have ensuite shower rooms, with a 3rd family bathroom left for Bedroom 3.

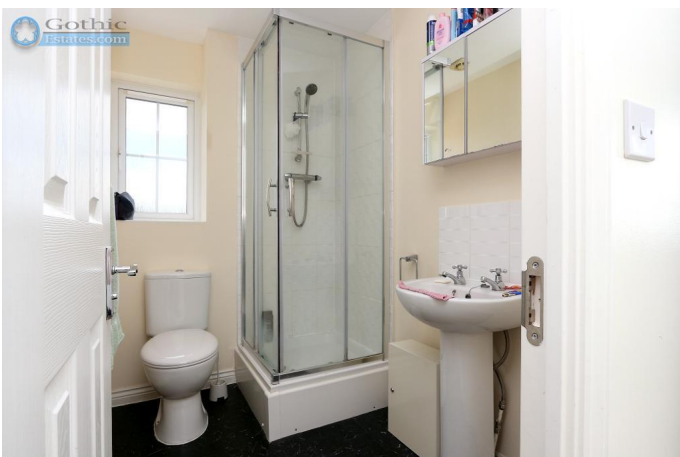
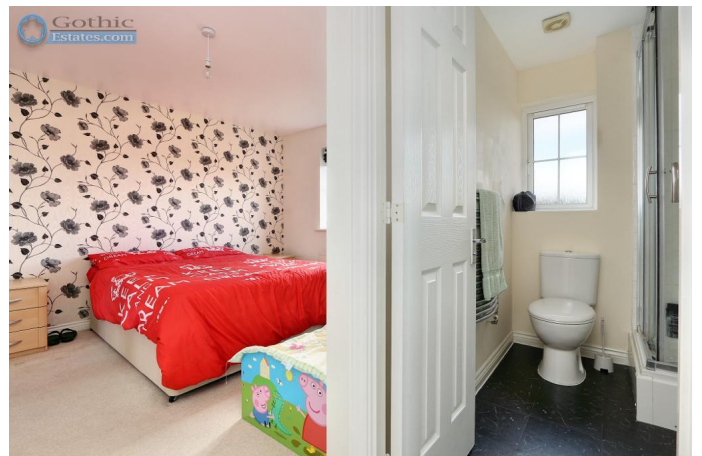
The garden here is a great size for the house type, faces broadly west, has a full width raised decking area and has low-maintenance artificial turf. There's also a useful storage shed attached to the back of the garage. Since the upstairs is bigger than down, we believe a small addition on the back of the house - conservatory or Dining Room would be a great value extension to complement and balance out the current layout.

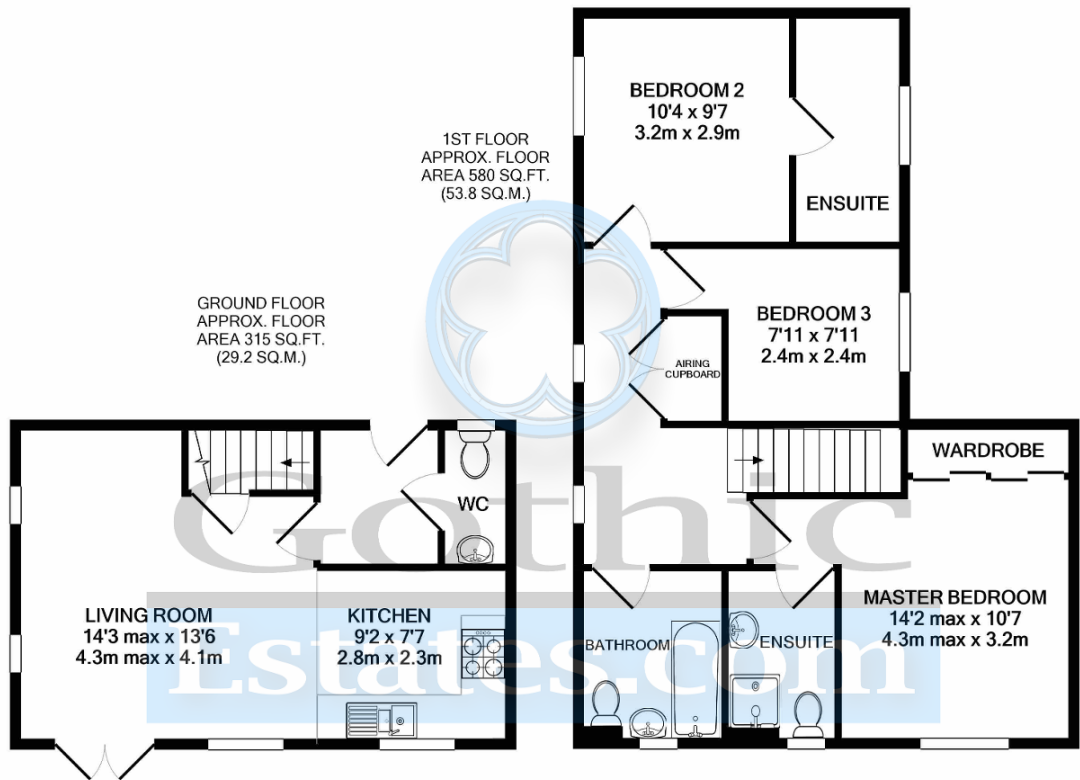
Please review all available information including video and then contact us for viewing.

## Location

Arlesey is a large 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 APPROX. FLOOR AREA 894 SQ.FT. (83.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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