

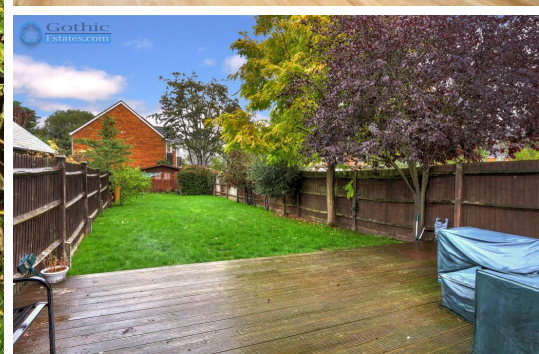


4 Bed Semi-Detached in Stotfold Road, Arlesey, SG15 6XL | £419,000

Gothic

Estates.com

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## Key Features

- Extended non-estate 4/5 bedroom semi
- Large plot with drive for 4+ vehicles
- Long rear garden over 80'
- 22' bay-front Living Room
- Huge Kitchen/Family Rm approx 20' x 18'
- Contemporary Kitchen with appliances
- Separate Utility Room & 2 bathrooms
- Study/Playroom/Bedroom 5



## Description

SOLD SOLD SOLD

\* RARE OPPORTUNITY \* 4/5 bedroom EXTENDED Semi \* HUGE 20' x 18' Contemporary Kitchen \* Bay-front 22' Living Room \* Four Bedrooms plus Study/Playroom/Bed 5 \* Driveway Parking for 4+ \* 80'+ Rear Garden \* Bonus Attic space \* Minutes walk to Arlesey Station \*

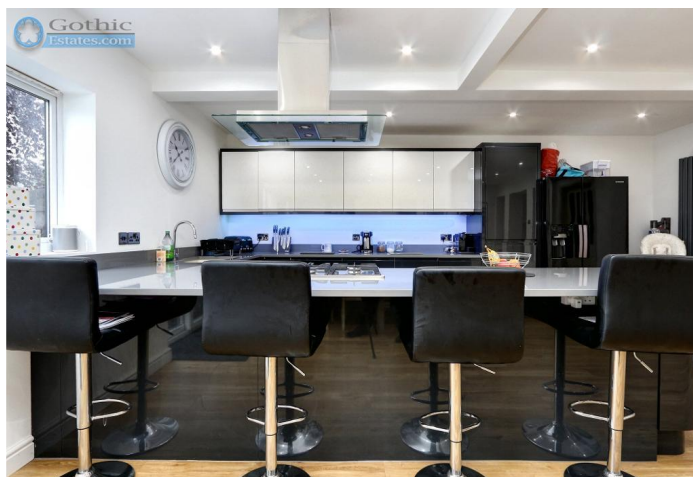
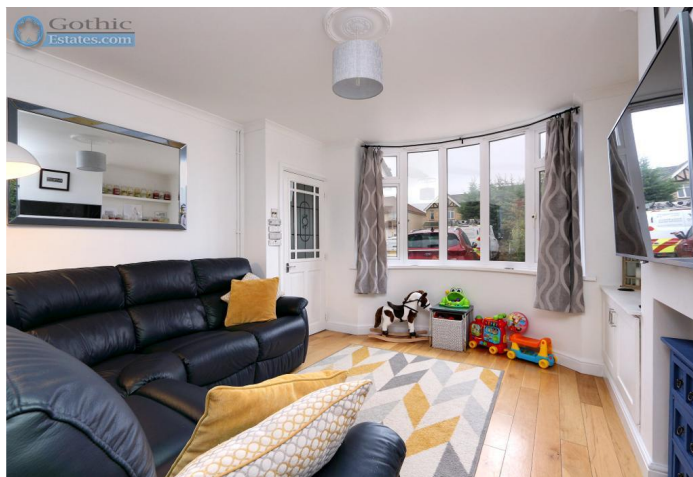
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This character bay-front semi occupies a sizeable plot just minutes walk from Arlesey train station. It has been extended to the side, front and rear, now offering 4 bedrooms plus a possible 5th on the ground floor. The extension to the rear has magnificent proportions and makes a fabulous Family Room including a stylish contemporary kitchen with built-in appliances, dining and possible seating areas. This is in addition to the original 22' Living/Dining Room with the bay window to the front. Also on the ground floor is a separate Utility Room and 2nd bathroom. Upstairs are 4 bedrooms and a family bathroom whilst stairs lead up to a bonus attic space.

The plot is generous to allow parking for 4+ at the front and a rear garden in excess of 80'. As well as being a short walk to the train station, the location near the edge of the village allows easy access onto the A507 and on to the A1(M). Local shops and Post Office are within 2 minutes walk.

## 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.



## Ground Floor

Entrance Hall -

Living Room - 21' 11" x 12' 1" (6.7m x 3.7m)

Kitchen/Family Room - 20' 4" x 18' 0" (6.2m x 5.5m)

Study/Playroom - 14' 1" x 6' 10" (4.3m x 2.1m)

Utility Room - 11' 5" x 7' 2" (3.5m x 2.2m)

Bathroom -



## First Floor

Landing -

Master Bedroom - 12' 1" x 9' 6" (3.7m x 2.9m)

Bedroom 2 - 12' 1" x 7' 2" (3.7m x 2.2m)

Bedroom 3 - 8' 10" x 8' 10" (2.7m x 2.7m)

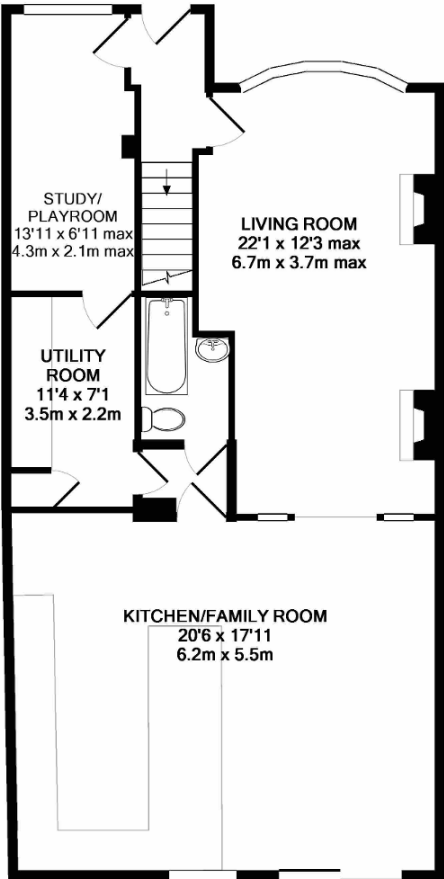
Bedroom 4 - 9' 2" x 7' 2" (2.8m x 2.2m) L-shape



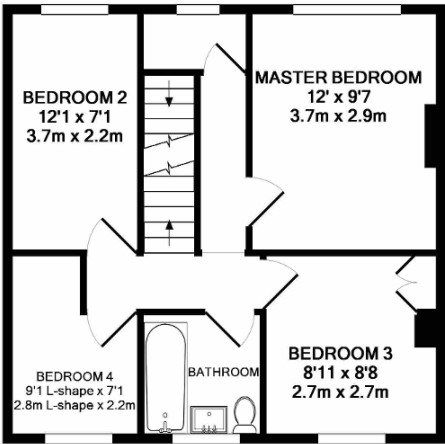
## Second Floor

Attic - 16' 4" x 10' 9" (5m x 3.3m) Not to current Building Regulations

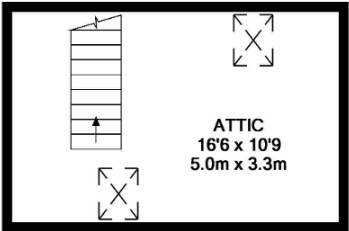




GROUND FLOOR  
APPROX. FLOOR  
AREA 840 SQ.FT.  
(78.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 177 SQ.FT.  
(16.5 SQ.M.)

Attic space not completed  
to building regulations

Total approx floor area 1280 sq ft (119 sq m) plus attic space

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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