



2 Bed Semi-Detached in Lyman's Road, Arlesey, SG15 6TH | £275,000

Gothic

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Key Features

- Much improved 2 double bed semi
- Large plot - approx 75' garden
- 2 car parking plus garage, cabin & shed
- Extensive renovation c. 2012
- Gorgeous re-fit Kitchen with appliances
- Large wardrobes in both bedrooms
- Stylish bathroom, drawered vanity
- Ready to move into!

Description

SOLD SOLD SOLD

* Semi with PARKING & GARAGE on large plot * 2 DOUBLE bedrooms with wardrobes * Massive renovation 2012 - NEW Kitchen, NEW Bathroom, NEW C/Heating, NEW decor * Still in great order, READY TO GO * 2 car parking + GARAGE * 18-22 mins walk to station *

Another amazing opportunity with a 2 double bedroom house (over 750 sq ft, size of a 3 bed) on a large plot with approx 75' rear garden.

Wonderful re-fitted Kitchen with plenty of cabinets and built-in split-level double oven and hob and integrated dishwasher. Leads onto Dining area with double French doors out to the garden. Living Room at the front with feature fireplace and large bow window to let the light flood in.

Upstairs two proper double bedrooms, both of which have large, usable, built-in wardrobes. As we already mentioned, these homes are over 750 sq ft so comparable with many 3 bed homes - so there's plenty of space!

Bathroom is beautifully fitted, all tiled and features an L-shape bath/shower, vanity sink unit with drawers below and a heated towel rail.

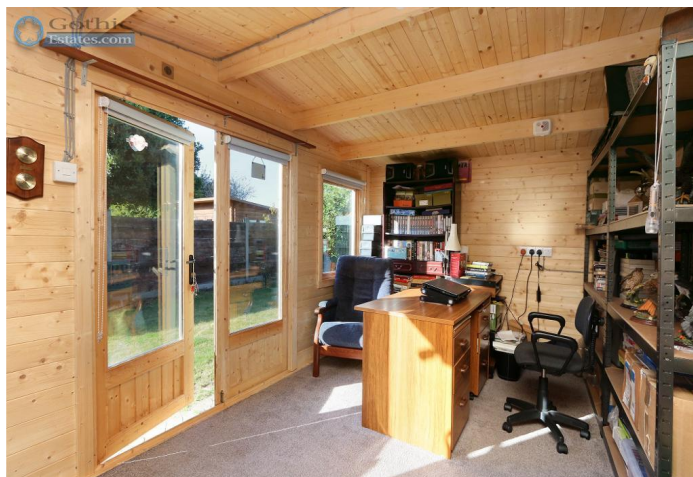
Note: EPC assessment was conducted prior to renovation and central heating install. A new assessment can be arranged if required.

To view this home or for further information, please call Gothic Estates on (01462) 536600 or email info@GothicEstates.com. In the meantime, check out the real video tour - not just a slideshow!

Gothic Estates Arlesey - home of: BEST PHOTOS - BEST VIDEO - BEST FEES at just 0.7% + VAT.

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 - 15' 3" x 9' 3" (4.65m x 2.82m) (3.28m max)

Dining - 9' 0" x 6' 8" (2.75m x 2.04m) Double French doors out to patio

Kitchen - 15' 1" x 6' 10" (4.62m x 2.1m) Refitted with a range of high-gloss units, built-in split-level double oven and ceramic hob with stainless steel hood, integrated dishwasher.

First Floor

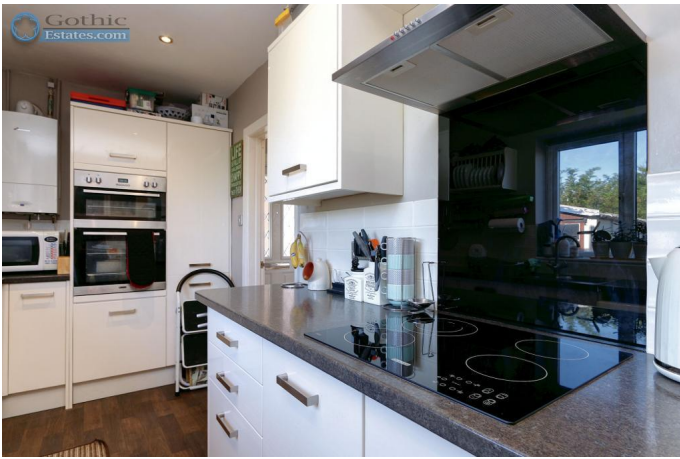
Landing -

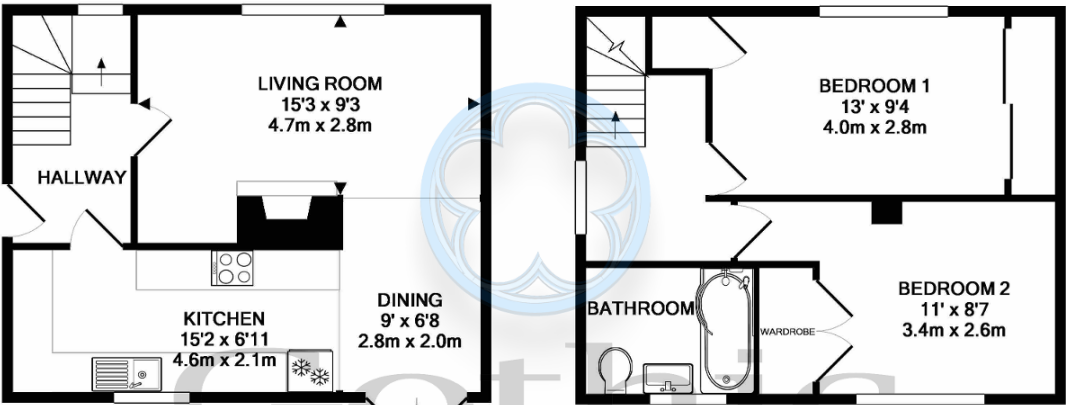
Bedroom 1 - 12' 11" x 9' 3" (3.96m x 2.84m) Measurement excludes built-in wardrobe.

Bedroom 2 - 10' 11" x 8' 6" (3.35m x 2.61m) Measurement excludes built-in wardrobe.

Bathroom - Refitted with L-shape bathtub/shower, vanity basin with drawers, WC, stylish tiling, heated towel rail.







GROUND FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 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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