

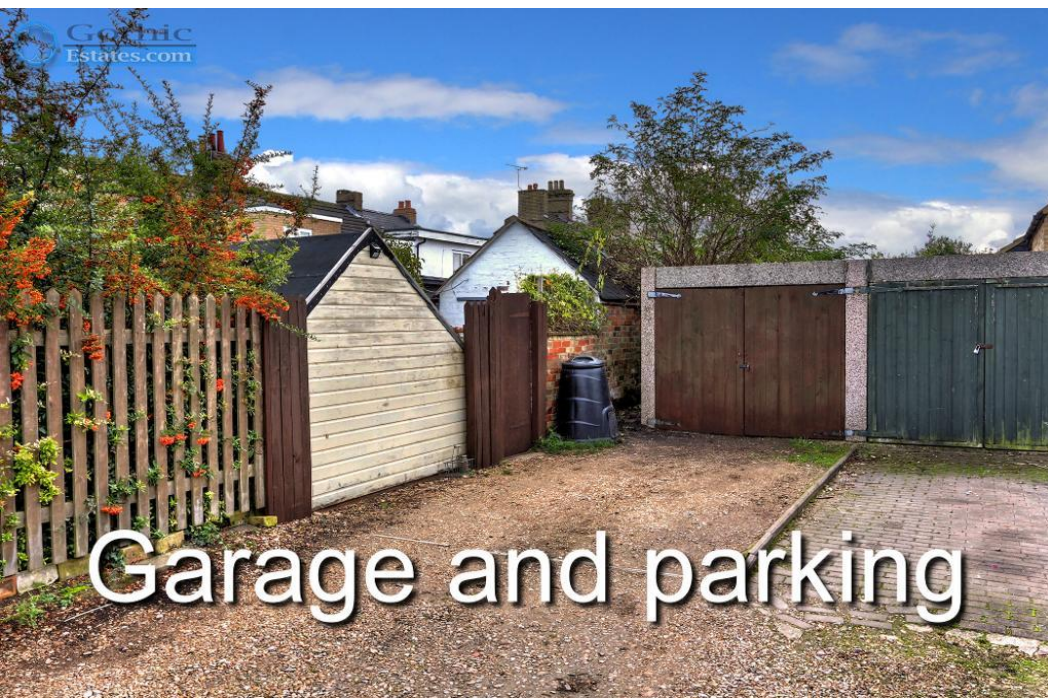


2 Bed Terraced in High Street, Arlesey, SG15 6SZ | £1

Gothic

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Key Features

- 2 bedroom cottage with home office
- Rare GARAGE & driveway parking
- 0.9 mile (15-19 mins) walk to station
- West-facing enclosed garden
- Separate Lounge and Dining Rooms
- Upstairs re-fitted bathroom
- Insulated garden office, power/ethernet
- Gas rad (combi) heating & double glazing

Description

SOLD SOLD SOLD

* Character 2 bedroom cottage with great tick list * Rare GARAGE & driveway parking * UPSTAIRS bathroom * Separate Living & Dining * Fabulous HOME OFFICE * Just 0.9 mile (15-19 mins) WALK TO STATION * Handy for Gothic Mede Lower School * See WALK-THROUGH VIDEO here...

This character cottage in the heart of Arlesey has much to offer, not least the rare advantage of a garage at the rear with additional driveway parking. It is within a reasonable walk of Arlesey Mainline Rail Station and less than 2 mins from the local Lower School, Gothic Mede Academy.

At the rear is approximately 50' of enclosed, low-maintenance West-facing garden, with a gate at the back straight out to the garage and parking. The garden features a recently completed substantial home office with professionally installed power and ethernet.

Ground floor comprises Living Room with an open fire chimney ready for your open fireplace, Dining Room with a door to the back garden and the modest but functional kitchen which works well as an adjacent kitchen/diner with the option to extend the kitchen units into the dining area. Note for those looking to further expand the kitchen, there has previously been planning consent granted for a 2 storey rear extension which could also be down-sized to just the ground floor.

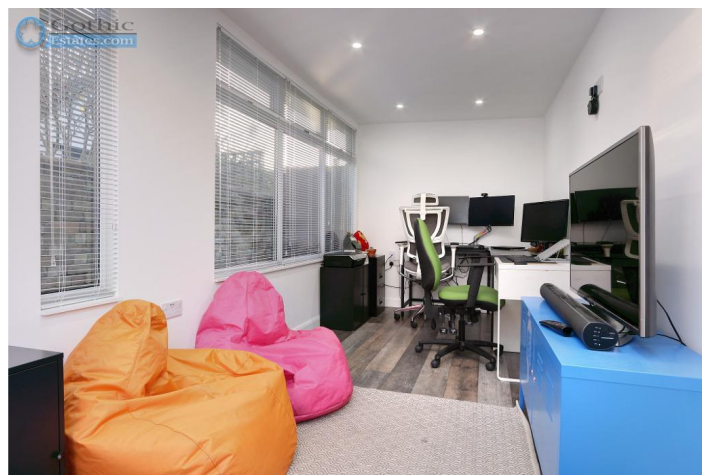
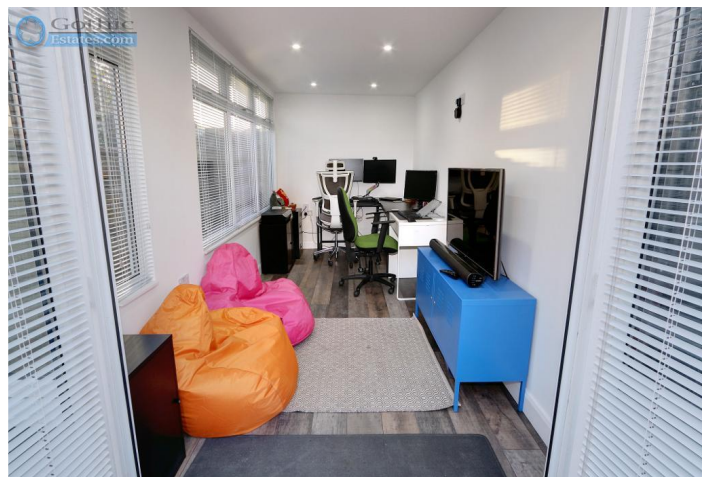
First floor has 2 bedrooms and bathroom off the landing featuring heavy track door sliders to all rooms. The bathroom is re-fitted and tiled and has a window to the rear. The loft space offers useful storage and houses the Worcester-Bosch combi boiler, fitted new in 2014. The central heating has a 'Hive' smart timer/thermostat for intelligent control and Wifi access.

Arlesey mainline station 0.9 miles 15-19 mins walk
Gothic Mede Lower 0.1 miles 2 mins walk
Nearest local shop 0.2 miles 4 mins walk
Nearest local pub (thatched with garden) 0.2 miles 4 mins walk
Letchworth centre and alternative mainline station 3.7 miles
Hitchin 5 miles
A1(M) j10 3.7 miles approx 7 mins by car

With such a great tick-list, convenient location, garage + parking, home office and scope for further extension, we recommend viewing at your earliest convenience! Call (01462) 536600 or email info@GothicEstates.com.

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

Living Room - 13' 4" x 10' 10" (4.08m x 3.32m) Max measurements. Open fireplace suitable for addition of real fire.

Dining Room - 10' 7" x 8' 1" (3.25m x 2.47m)

Kitchen - 6' 4" x 5' 6" (1.95m x 1.68m) Small but functional!
Note property has planning consent for rear addition if desired.



First Floor

Landing - Airing cupboard housing Worcester-Bosch combi boiler.

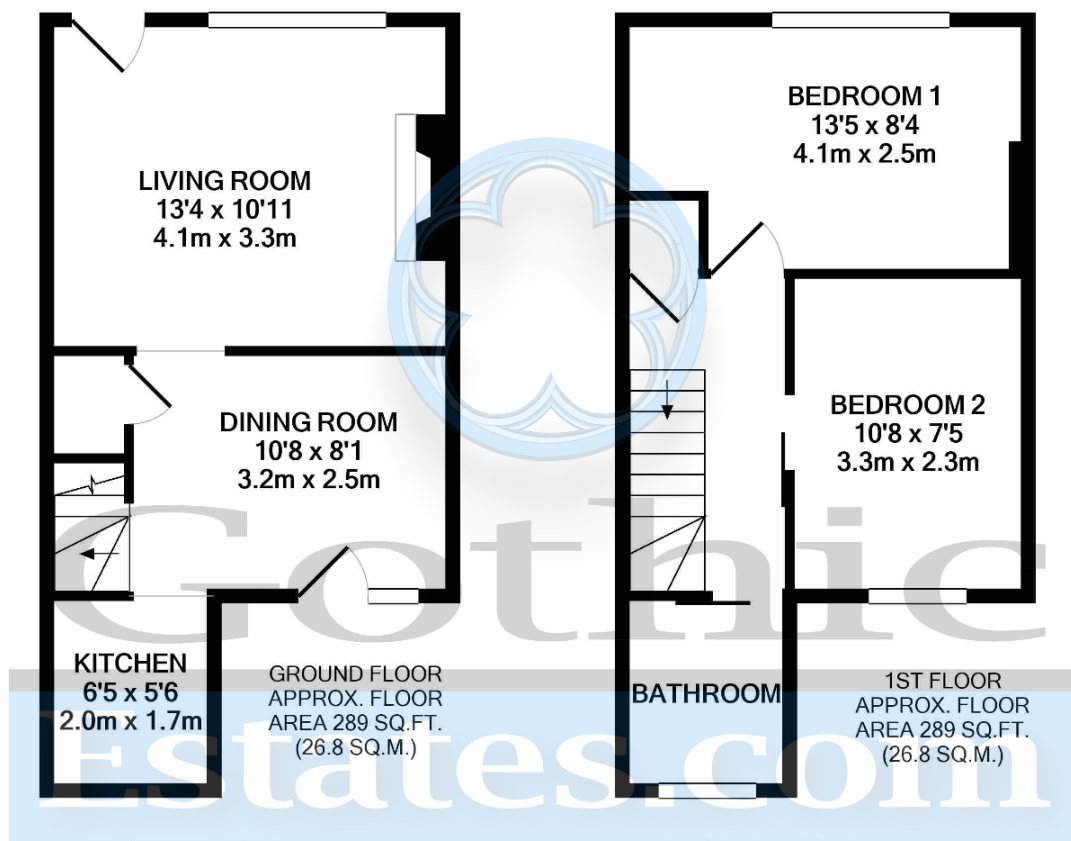
Bedroom 1 - 13' 5" x 8' 3" (4.1m x 2.54m)

Bedroom 2 - 10' 8" x 7' 4" (3.26m x 2.26m)

Bathroom - 6' 6" x 5' 4" (1.99m x 1.63m) Modern re-fitted suite with bath and shower, WC and wash hand basin.





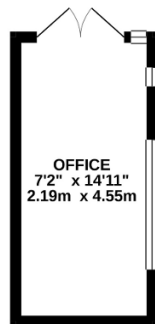
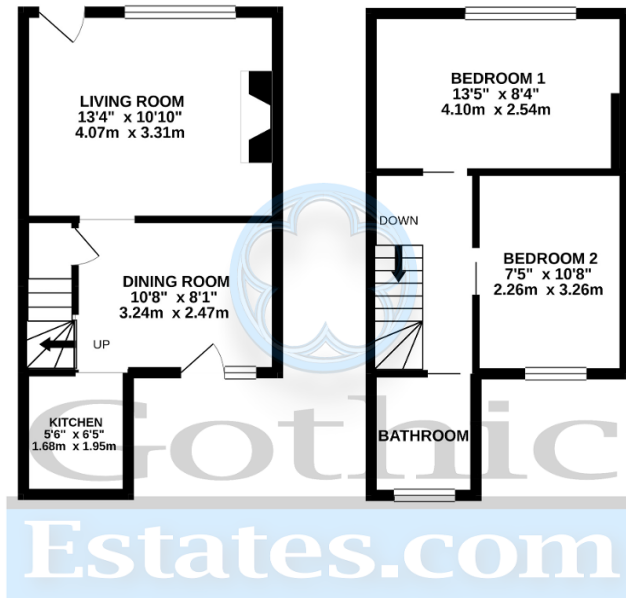


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
388 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.
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Energy Efficiency

