



3 Bed Terraced in High Street, Arlesey, SG15 6RA | £299,950

**Gothic**

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## Key Features

- Beautifully presented period home
- 3 bedrooms and spacious bathroom
- 26' open plan Living Dining Room
- Open fireplace
- Stunning Kitchen with all appliances
- Air conditioning in Master Bedroom
- Approx 60' easy-care rear garden
- Off-road parking for one



## Description

SOLD SOLD SOLD

\* Character bay-front 3 bed home \* Outstanding MOVE-IN READY presentation \* CHAIN FREE \* 26' Open plan Living/Dining \* Stunning 15' re-fitted kitchen with ALL APPLIANCES \* Upstairs roomy bathroom \* approx 60' garden & OFF-ROAD PARKING \* Watch the video and see for yourself.... \*

Presented in outstanding decorative order and the subject of numerous upgrades and renovations, this 3 bedroom period home is a delight to view and move-in ready.

The home is situated in the heart of this large village with local shops and facilities less than a minute's walk away whilst Arlesey's mainline station is just 1.5 miles (25 - 30 mins walk).

Ground floor features a truly spacious Living/Dining Room with a working period fireplace and character bay window to the front. There's storage under the stairs and door leads through to a rear hall with stairs to the first floor and a door through to the Kitchen.

The Kitchen has been extended, now approx 15' long with contemporary high-gloss units along each side and sparkling granite style work-surfaces, tiled floor and double french doors out to the garden. Full set of fitted appliances including an extra-wide electric oven with 5 burner gas hob, integrated cooker hood, integrated fridge & freezer, dishwasher, washing machine and tumble dryer.

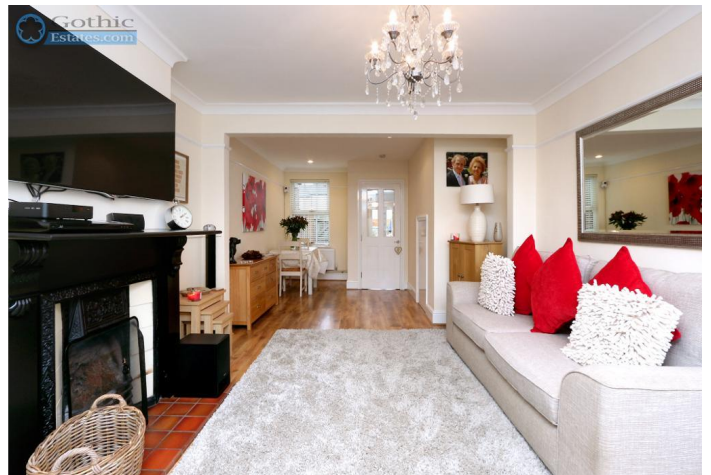
Upstairs, a generous Master Bedroom with feature fireplace and even a wall-mount (quiet) air conditioner, a long bedroom 3 and a bright, spacious bathroom with a shower over the bath and stainless heated towel rail.

Top floor is accessed by a full size staircase and is also a generous double size bedroom with 2 double glazed skylight windows and a good deal of eaves storage.

Top to bottom this home is in beautiful decorative order and viewing is a must to appreciate what's on offer. In the meantime, why not have a look at the walk-through video under the 'Video Tour' tab on Rightmove and at the bottom of the page on 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/Dining Room** - 26' 0" x 11' 11" (7.93m x 3.65m) Max measurements

**Kitchen** - 15' 3" x 7' 1" (4.66m x 2.18m) Max measurements

## First Floor

**Landing** -

**Master Bedroom** - 12' 0" x 11' 11" (3.67m x 3.64m)

**Bedroom 3** - 12' 4" x 5' 11" (3.78m x 1.81m)

**Bathroom** - 8' 8" x 7' 3" (2.66m x 2.21m)

## Second Floor

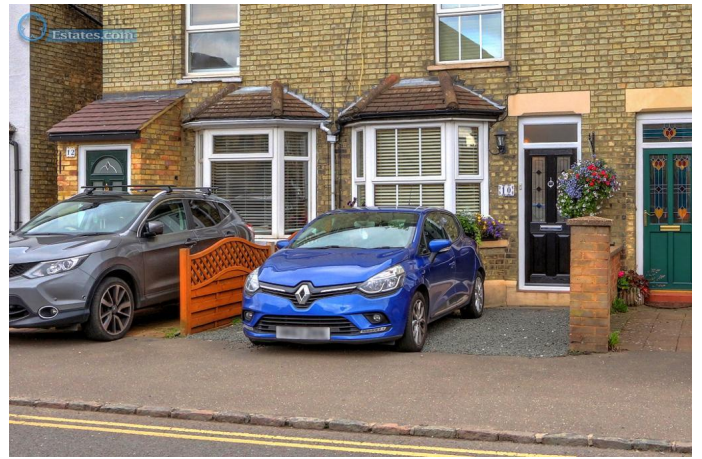
**Bedroom 2** - 12' 4" x 10' 10" (3.78m x 3.32m)

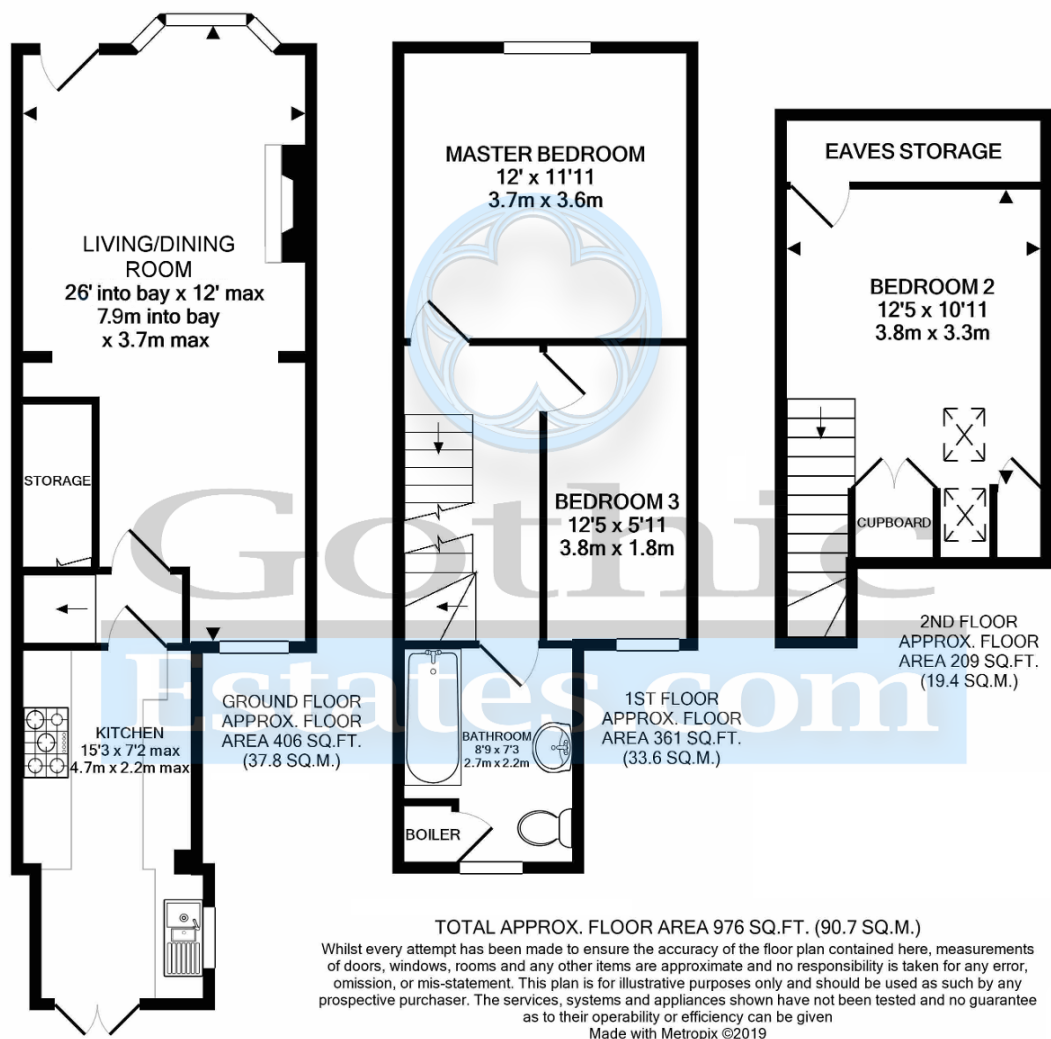












Energy Efficiency

