



3 Bed Semi-Detached in Gothic Way, Arlesey, SG15 6TP | £367,500

**Gothic**

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## Key Features

- NO CHAIN Semi with HUGE GROUND FLOOR
- 3 bedrooms & re-fitted bathroom
- 23' Living Room with feature fireplace
- Victorian style Conservatory
- Separate Dining Room
- Stunning & spacious re-fitted Kitchen
- Attached Utility complex with: Workshop, Utility/Laundry & Cloaks/WC



## Description

SOLD SOLD SOLD

**\*\* CHAIN FREE \*\* HUGE Ground Floor \* 23' Living Rm with FIREPLACE + Separate Dining Rm + CONSERVATORY \* Stunning REFITTED KITCHEN \* + Store + Utility + Workshop + WC \* 3 bedrooms & Stylish bathroom \* PARKING for 4 or MORE! \* 1.2 mile walk to station \***

Magnificent ground floor accommodation available here with this 3 bedroom semi-detached home near the middle of Arlesey just minutes walk from the Lower School and Recreation Ground. The mainline station is approximately 1.2 miles away, around 18 - 23 mins walk.

Originally built in the early 1950s, the previously added large garage has now been converted to a fabulous new Kitchen and adjacent storeroom (currently used for exercise equipment). Moving the kitchen out to the side means the original house now offers a 23' x 12' Living Room AND a separate Dining Room AND has been further enhanced with a Victorian style Conservatory. Behind the kitchen are bonus features including a Utility Room/Laundry, Workshop/Store and Cloaks/WC.

First floor provides 3 bedrooms: Master with 2 walls of fitted wardrobes and Bedrooms 2 & 3 with their own smaller wardrobes. Bathroom is refitted in a contemporary white and dark grey style.

The generous plot allows parking for 4+ vehicles at the front yet there are still plenty of grass and shrubs for an attractive appearance, enclosed by a brick wall to the front. Rear garden has been landscaped including patio slabs running into a barbeque area with a pergola roof. Good size lawn in the middle and an area at the far end ready for further cultivation.

For viewing or further information, call us on (01462) 536600 or email [info@GothicEstates.com](mailto:info@GothicEstates.com) - OPEN 7 DAYS.

In the meantime, don't forget to watch the VIDEO!

## 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 - 23' 5" x 12' 3" (7.16m x 3.75m)** Live flame gas coal fire with ornate period style fireplace. Double doors to patio, sliding doors to Conservatory.

**Conservatory - 10' 0" x 10' 0" (3.05m x 3.05m)** Max measurements

**Dining Room - 10' 7" x 10' 0" (3.23m x 3.06m)**

**Kitchen - 12' 4" x 12' 4" (3.78m x 3.76m)** Re-fitted in a striking combination of light oak style units and sparkly black worksurfaces. Double width 8 burner stove/oven. Dishwasher plumbing.

**Rear Hall/Storage - 12' 7" x 5' 1" (3.85m x 1.56m)** Currently used for exercise equipment and storage.

**Workshop/Store - 9' 6" x 8' 3" (2.9m x 2.54m)**

**Utility Room - 11' 5" x 4' 0" (3.48m x 1.24m)**

**Cloakroom/WC -**



## First Floor

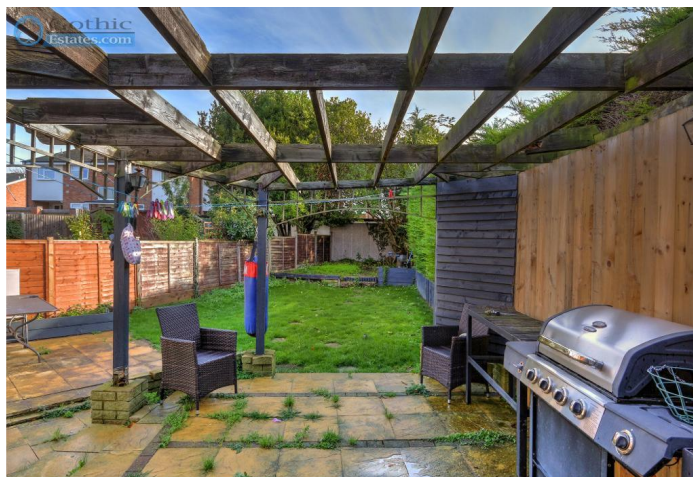
### Landing -

**Master Bedroom - 12' 5" x 11' 2" (3.79m x 3.42m)** Measurement includes 2 walls of fitted wardrobes with mirrored sliding doors.

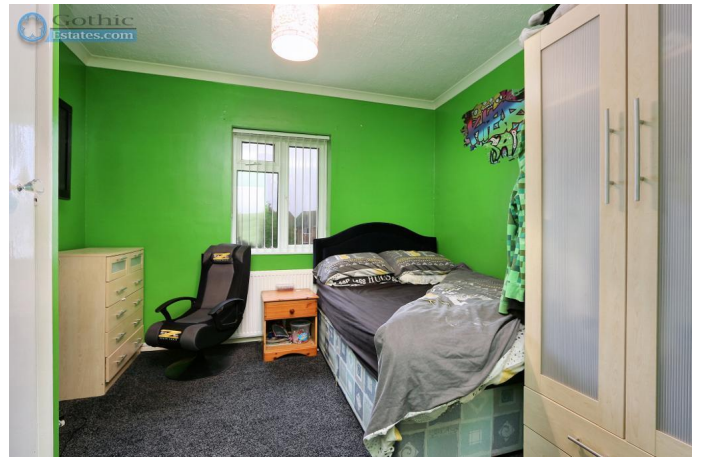
**Bedroom 2 - 11' 1" x 10' 9" (3.4m x 3.3m)** Max L-shape. Wardrobe/cupboard.

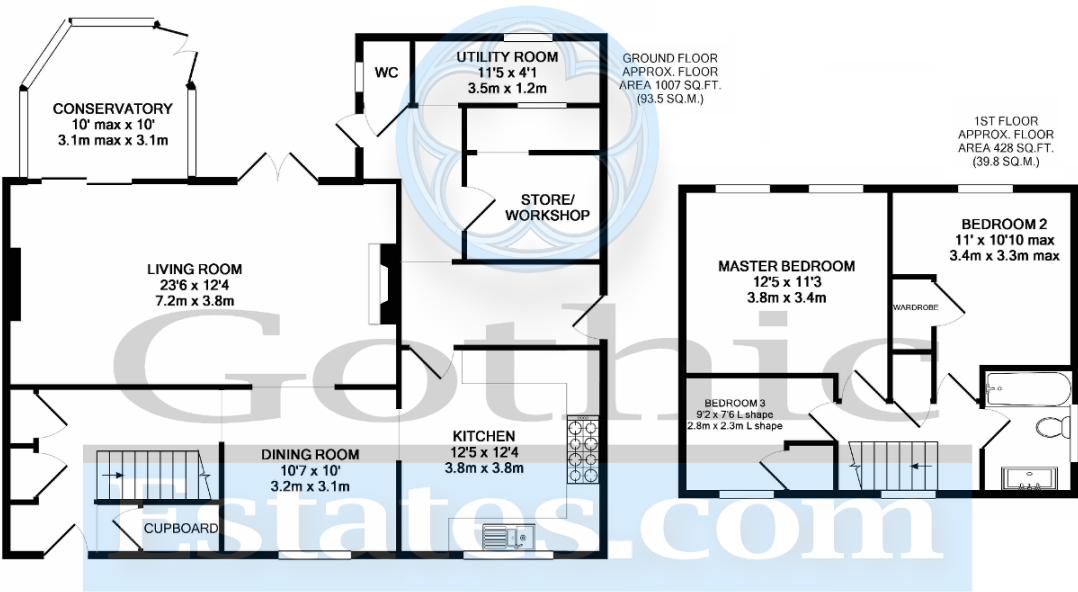
**Bedroom 3 - 9' 2" x 7' 6" (2.8m x 2.29m)** Max L-shape. Wardrobe/cupboard.

**Bathroom - 7' 10" x 5' 4" (2.39m x 1.65m)**









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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