



2 Bed Terraced in Straw Plait Way, Arlesey, SG15 6SJ | £259,000

Gothic

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 **VIDEO**



Key Features

- Extended cul-de-sac home
- 2 double bedrooms
- Wow-Factor extension to the rear
- Separate Lounge & Dining Room
- Beautifully presented throughout
- Re-fitted Kitchen/Breakfast Room
- Re-fitted Bathroom with power rainshower
- Garage with driveway parking

Description

SOLD SOLD SOLD

* EXTENDED cul-de-sac home * Extra reception with WOW vaulted ceiling * Two DOUBLE bedrooms * RE-FITTED Kitchen and Bathroom * Garage with driveway parking * Carefully maintained westerly aspect garden * Move-in ready NO CHAIN! * See walk-through VIDEO here...

The spacious extension on this home makes all the difference! The addition is a striking room with vaulted ceiling, skylights and double doors looking out onto the garden. This means there's now a living room, spacious eat-in kitchen/diner and the bonus space - could be formal dining room, 2nd lounge, workspace...

The kitchen is re-fitted and the units form a peninsular with the sink looking through the extension into the garden.

These homes were well designed with two double bedrooms each plenty big enough to allow wardrobe space. The bathroom has been smartly re-fitted with a P shape bath/shower and a high-end electronic pumped rain shower.

Outside both gardens have been well-planned and are very well-maintained. The front has been enclosed with picket fencing and set up for minimum maintenance. The garage is also at the front with power and light and a private driveway in front. The back garden has a fabulous tall tree backdrop, lawn, shrubs and a brick barbeque stand. The north westerly aspect means you can make the most of the sun in the garden right through to sundown.

Please review all available information before contacting us for viewing.

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 Porch -

Living Room - 15' 5" x 11' 6" (4.72m x 3.53m) Max measurements

Kitchen / Breakfast Room - 11' 6" x 11' 2" (3.53m x 3.41m) Max measurements.

Dining / Reception - 11' 1" x 9' 11" (3.4m x 3.04m)

Garage -



First Floor

First Floor Landing -

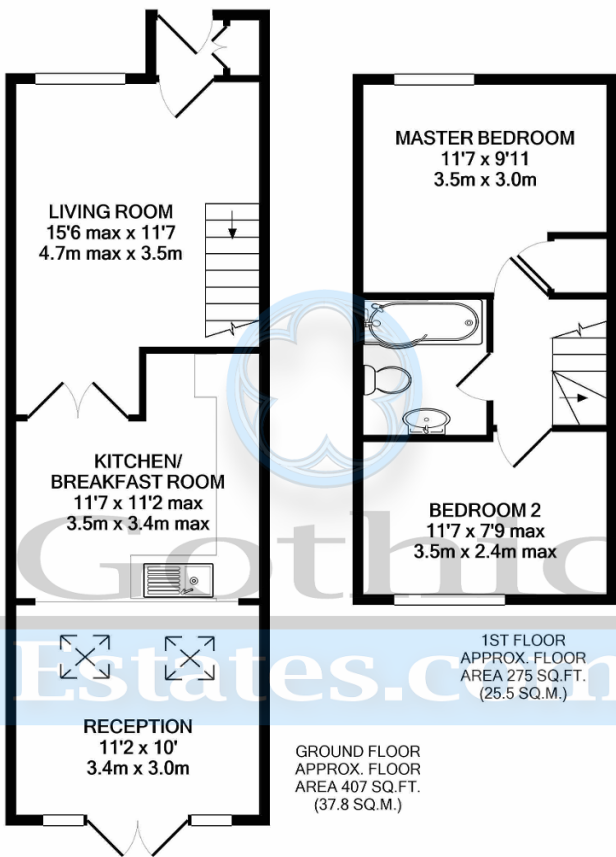
Master Bedroom - 11' 6" x 9' 10" (3.53m x 3.01m) Max measurements

Bedroom 2 - 11' 6" x 7' 8" (3.53m x 2.37m) Max measurements

Bathroom -







TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.3 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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