



4 Bed Semi-Detached in High Street, Arlesey, SG15 6TB | Guide Price £460,000

# Gothic

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### Key Features

- 4 bedroom home with WOW extension
- Generous garden over 100'
- Huge 24 x 23 open-plan Reception
- Full width folding doors out to garden
- Stylish high-gloss kitchen + appliances
- Separate bay-front Living Room
- Vaulted Master with adjacent Wet Room
- Driveway parking for three



## Description

SOLD SOLD SOLD

\* 4 bedroom bay-front home with WOW EXTENSION \* Huge open-plan family reception approx 24 x 23 \* plus Living Room with bay \* 100'+ garden with beautiful patio \* Dramatic vaulted Master + Wet Shower Room \* High-gloss white Kitchen with Quartz counters \* 15 - 18 min walk to station \* See VIDEO here...

Truly rare opportunity - this traditional bay-front home has a hidden secret with a truly striking, expansive and contemporary extension to the rear whilst retaining its character bay window styling to the front. In addition to the dramatically proportioned open-plan family reception there is also a new vaulted ceiling Master bedroom with an adjacent shower wet room.

The open-plan reception space comprises the Kitchen, Dining Room and Family/TV room and has a stunning, centrally-heated porcelain floor running right through and even into the Wet Room. The family area features multi-fold full-width doors leading out to the patio and a lantern skylight for maximum WOW. The kitchen is comprehensively fitted, with quartz counters and a range of Bosch appliances including twin side-by-side fan ovens, 5 burner gas hob with extractor hood, integrated dishwasher and washing machine plus an American style Samsung double door fridge/freezer with water and ice dispenser.

The generous Master bedroom includes fitted wardrobes. The vaulted ceiling has two Velux windows with remote control Velux blinds. The adjacent wet room also features a Velux window with remote control tilt, and a rain sensor which automatically closes the window. Two further double bedrooms upstairs, one with the curved bay window, both with wardrobes, plus bedroom 4 which is used currently as an office.

The house stands on a substantial plot, giving 3 car parking at the front and over 100' of rear garden. The garden has been attractively landscaped with a patio of large flagstones leading onto a section of synthetic turf, then lawned over the back section. A variety of plants and shrubs and bags of room for the family.

Arlesey Mainline Station 0.9 miles (15 - 18 min walk)

Now is your chance to own this tastefully extended home with its drama, character and sheer volume. Please review all available information, including the video, and then contact 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

Porch -

Entrance Hall -

Living Room - 12' 4" x 11' 11" (3.78m x 3.64m) Plus bay window

Open Plan Family Room - 23' 7" x 24' 5" (7.19m x 7.45m) Approx max measurements. Magnificent open plan space comprising Family Room, Dining Room and Kitchen.

Master Bedroom - 12' 8" x 12' 6" (3.88m x 3.83m)

Wet Room - With open shower, sink and WC



## First Floor

First Floor Landing -

Bedroom 2 - 12' 4" x 11' 11" (3.78m x 3.65m) Measurements plus bay window

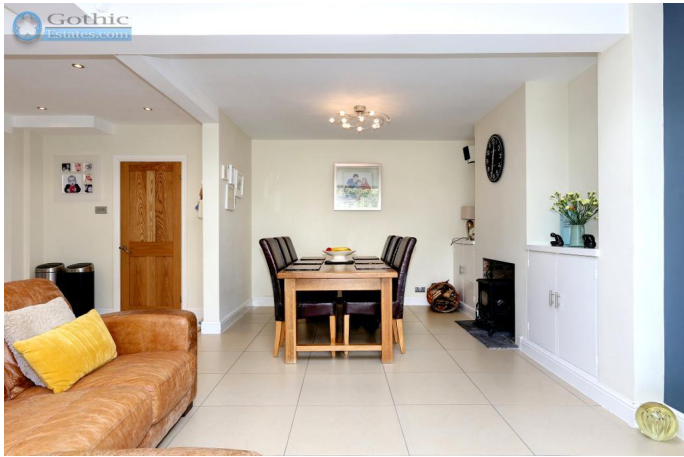
Bedroom 3 - 11' 7" x 10' 10" (3.55m x 3.32m)

Bedroom 4/Office - 7' 5" x 5' 10" (2.28m x 1.79m)

Family Bathroom - 7' 4" x 6' 5" (2.25m x 1.97m)

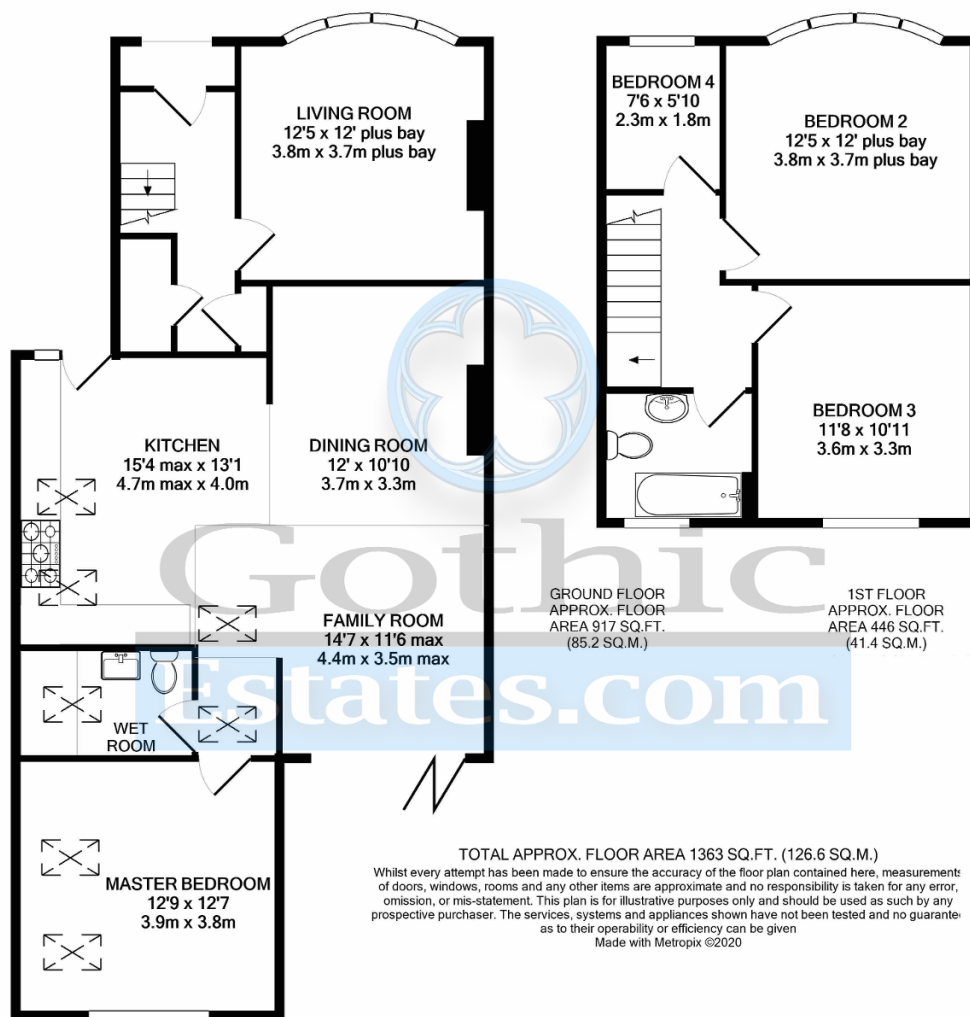












Energy Efficiency

