

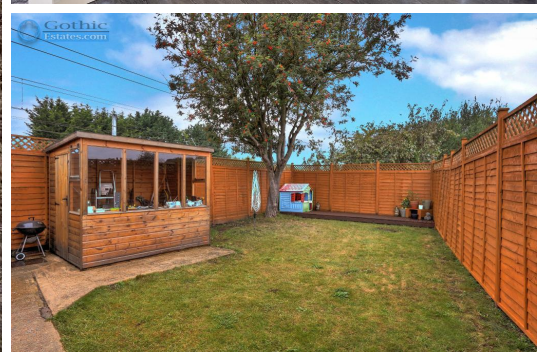


2 Bed Semi-Detached in Primrose Lane, Arlesey, SG15 6RD | £1

**Gothic**

**Estates.com**

Estates.com



## Key Features

- Semi-detached cottage with WOW
- Beautifully presented throughout
- Fabulous re-fitted kitchen
- Built-in oven/hob and dishwasher
- Fabulous re-fitted bathroom too!
- Separate Utility
- Former Garage used as Games Room
- Side by side PARKING FOR TWO CARS



## Description

SOLD SOLD SOLD

\* Semi-detached Cottage with WOW \* DRIVEWAY FOR TWO CARS side-by-side \* Fabulous re-fitted Kitchen & Bathroom \* Built-in oven/hob & Dishwasher \* Separate Utility \* BONUS GAMES ROOM former Garage \* Two excellent bedrooms \* BEAUTIFULLY PRESENTED THROUGHOUT \* See walk-through VIDEO here...

This charming cottage built c.1859 has so much to offer. Much work has gone into the presentation and the end result is a fabulous turn-key opportunity. The property is semi-detached and enjoys a generous plot providing a fully fenced garden to the rear, side access and a double width driveway to the front. It is situated at the end of a no-through road close to the centre of Arlesey with local shopping within a few minutes walk.

On the ground floor an Entrance Porch leads into the Living/Dining Room. Immediately on entry you are aware that so much has been done and this continues throughout the house. To the rear is an unexpectedly large Kitchen which is entirely refitted in a contemporary Shaker style and includes built-in oven/hob/hood plus dishwasher. Off the kitchen is a separate utility room with spaces for washer & dryer and a rear hall giving access to the back garden. A former garage has been decorated to match and now provides a bonus space as a games/tv room or gym with a fascinating starlight sky feature. Completing the ground floor is a roomy and re-fitted bathroom with the P-shape bath/shower and a window.

Upstairs is an excellent master double bedroom with ample room for wardrobes and furniture. Even the second bedroom could accommodate a double bed. As per downstairs, everything is beautifully presented with a feeling of being very recently finished.

The home is all double glazed and centrally heated (no rad in bonus room) with a combi boiler concealed in one of the kitchen cabinets. A large proportion of the exterior has been newly re-rendered with pebbledash.

Arlesey Station 1.5 miles  
Letchworth Station 3.4 miles

Please review all available information, video and location and then call us to book your 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' 8" x 11' 11" (4.8m x 3.64m) Max Measurements

Kitchen - 12' 0" x 11' 9" (3.68m x 3.59m) Max Measurements.

Utility - 8' 5" x 4' 7" (2.59m x 1.42m)

Garage/Games Room - 13' 1" x 8' 5" (3.99m x 2.58m) Max Measurements

Rear Hall -

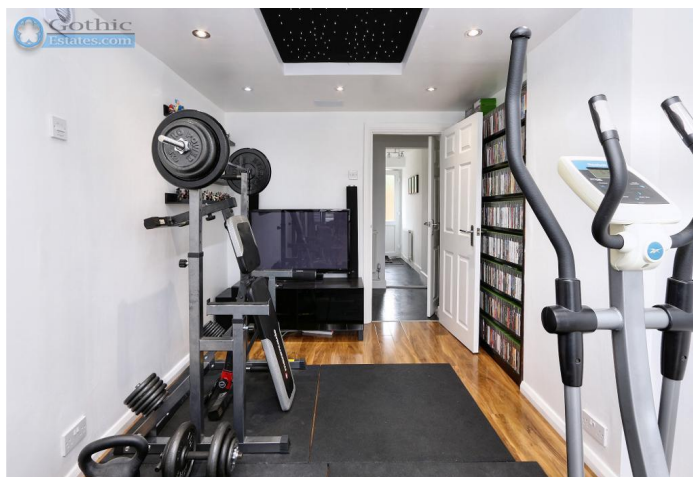
Bathroom - 8' 3" x 5' 8" (2.54m x 1.75m)



## First Floor

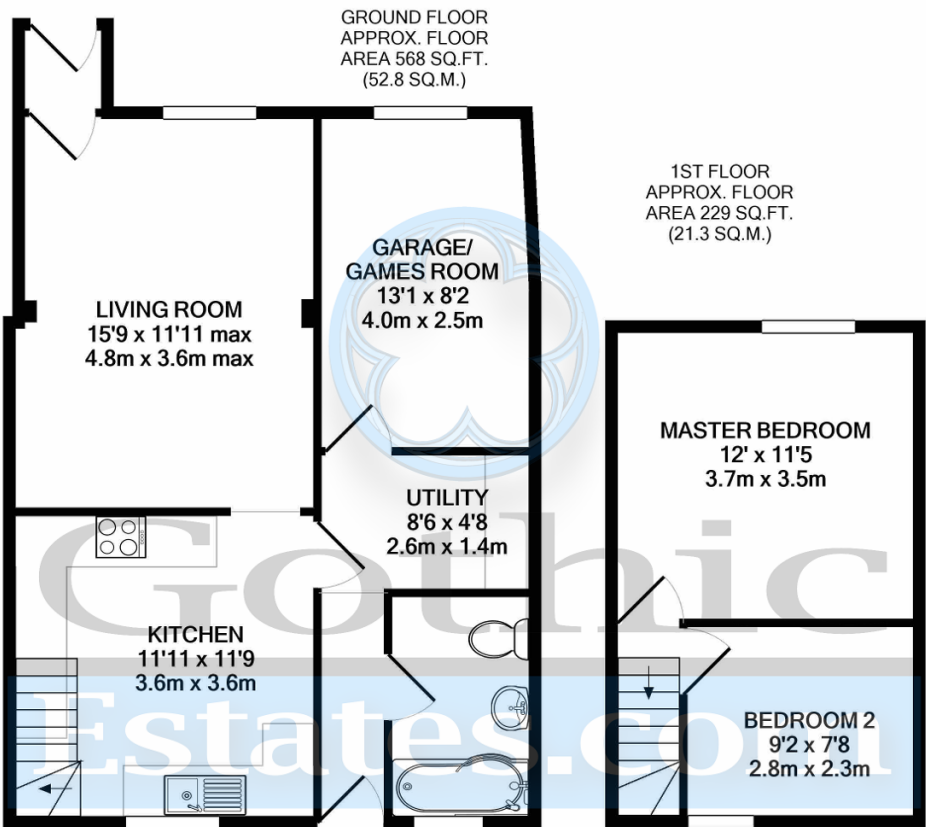
Master Bedroom - 12' 0" x 11' 5" (3.66m x 3.49m) Max Measurements

Bedroom 2 - 9' 1" x 7' 8" (2.79m x 2.35m)









TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.1 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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Energy Efficiency

