



1 Bed Terraced in Lamb Meadow, Arlesey, SG15 6RY | Guide Price £200,000

**Gothic**

**Estates.com**



**VIDEO**



## Key Features

- Extended 1 bedroom home
- Conservatory addition makes great space
- Rare GARAGE at the rear + door to garden
- Open plan living with refitted kitchen
- Separate dining space
- Gas central heating and double glazing
- Roomy double bedroom & bathroom upstairs
- Private enclosed rear garden



## Description

SOLD SOLD SOLD

\* NO CHAIN - Vacant possession \* EXTENDED 1 bedroom FREEHOLD house \* Rare GARAGE on the plot \* Open plan Living plus Conservatory/Dining extension \* Refitted Kitchen \* Double glazed/Gas central heating \* Private enclosed back garden with door to garage \* See WALK THROUGH VIDEO here...

Fabulous choice for First Time Buyers or down-sizers alike. No chain complications - move in as quick as you're ready.

This one bedroom home has the rare advantage of a garage to the rear with direct access door from the back garden.

Downstairs has grown with the addition of a conservatory providing a separate dining space. A number of other upgrades have been added in the last few years including refitted kitchen and many new windows and doors including the front door and both front and rear garage doors.

Upstairs has a generous double bedroom with good space for wardrobes and an adjacent bathroom (with a window).

Outside a decent length front garden (some nearby residents have converted their front gardens to parking) and a fenced back garden with a door straight into the back of the garage.

Please review all available information, including our 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

Entrance Porch -

Living Room - 11' 6" x 8' 8" (3.53m x 2.66m)

Kitchen - 8' 4" x 6' 11" (2.56m x 2.12m)

Conservatory/Dining - 8' 10" x 6' 10" (2.7m x 2.1m)

## First Floor

First Floor Landing -

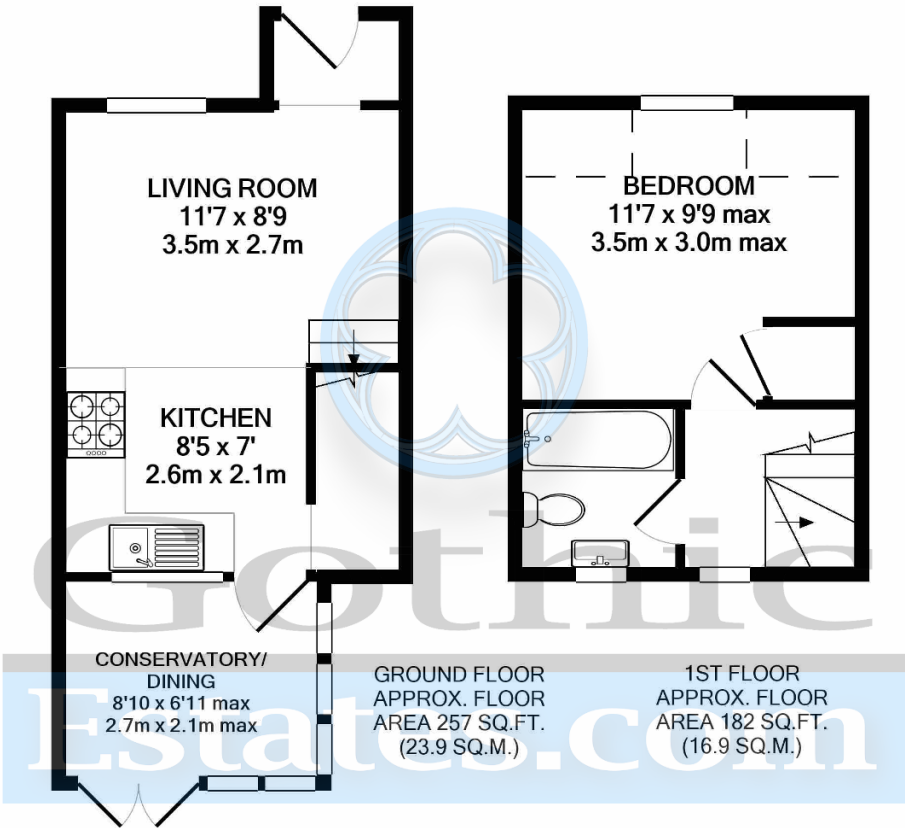
Bedroom - 11' 7" x 9' 8" (3.54m x 2.96m)

Bathroom - 5' 7" x 5' 6" (1.72m x 1.68m)









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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