



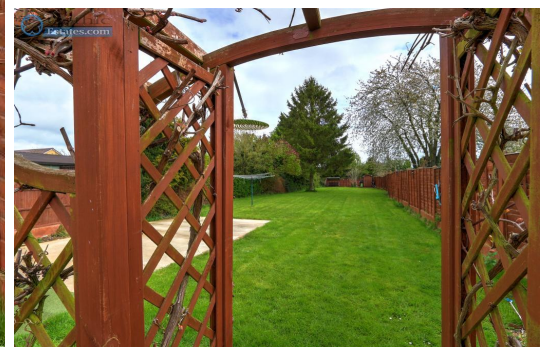
3 Bed Semi-Detached in High Street, Arlesey, SG15 6SN | £1

**Gothic**

**Estates.com**

Estates.com

 **VIDEO**



## Key Features

- Family home on large plot 0.22 acre
- Approximately 220ft / 67m rear garden
- Vehicular side access to garden
- One-and-a-half width garage
- Three bedroom semi-detached home
- Living Room has fireplace & French Doors
- Upstairs bathroom + cloaks/utility down
- See WALK-THROUGH VIDEO here...



## Description

SOLD SOLD SOLD

\* Rare opportunity! \* LARGE PLOT 0.22 acre \* Approx 220' / 67m fabulous rear garden \* Vehicular side access to rear \* EXTRA WIDE GARAGE \* 1 min walk to school \* 20 mins WALK TO STATION \* Family size 3 bedroom semi \* Upstairs bathroom + Cloakroom/Utility \* See WALK-THROUGH VIDEO here....

A rare chance indeed: this 1920s semi sits on a fabulous plot, well set back from the road with a lush front lawn and hedged perimeter. Vehicular access to the side leads to gated parking area and extra-wide single garage, leading on to the magnificent rear lawned garden around 220 feet (67m) including an additional reinforced hardstanding behind the garage (originally for pool).

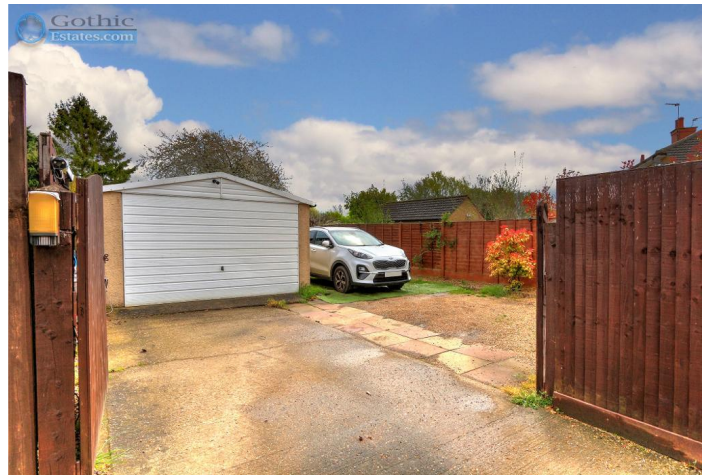
The home is a family size 3 bedroom semi providing Living Room with fireplace and french doors to the rear, eat-in Kitchen/Diner and a useful Cloaks/WC/Utility Room (former bathroom). Upstairs are three good size bedrooms and a family bathroom. The home benefits from gas radiator central heating and double glazing. Upgrades to Kitchen and Bathroom may be appropriate for the new owner and the property has been priced accordingly.

The property is located just 1 minutes walk from the local lower school Gothic Mede Academy as well as the recreation ground. Arlesey mainline station is approx 20 mins walk with direct trains to London St Pancras from 39 mins.

Nearest local shops & food 0.3 miles 6 mins walk  
Arlesey mainline station 1.1 miles approx 20 mins walk  
Gothic Mede Academy (Lower) 300m 1 min walk  
Etonbury Academy (Upper) 1.7 miles 30 mins walk  
Hitchin centre 4.8 miles  
Letchworth centre 3.5 miles (including alternative train line and large supermarkets)  
Council tax band C  
EPC commissioned

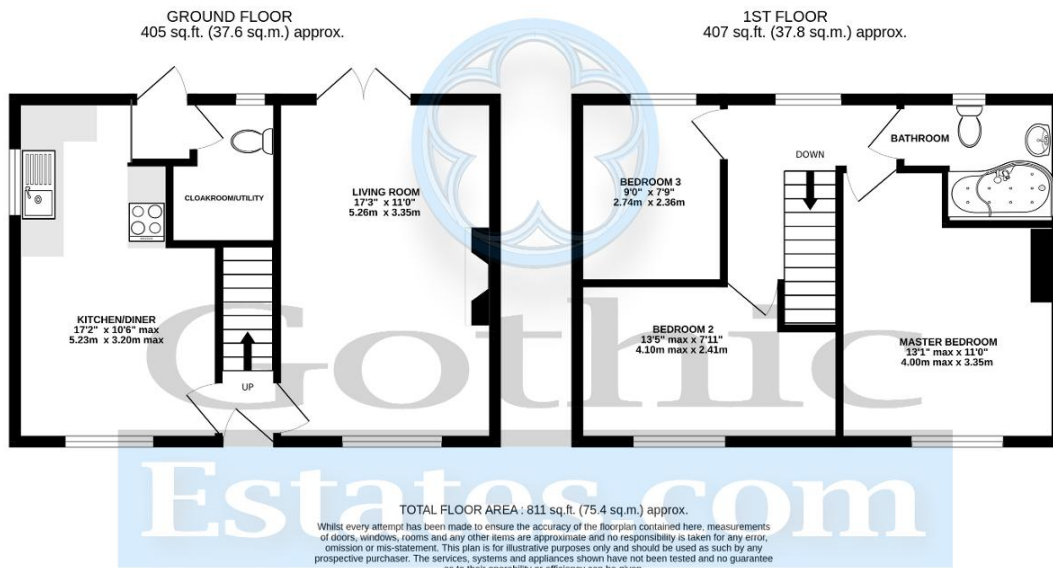
## Location

Arlesey is a large, growing 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.









Energy Efficiency

