



2 Bed Terraced in High Street, Arlesey, SG15 6SN | £1

Gothic

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Key Features

- Character 2 Bedroom Cottage with PARKING
- Right by the Park, School and Doctors
- Approx 20 min walk to train station
- Front garden & 60'+ rear garden
- Private parking space to the rear
- Contemporary style fitted kitchen
- Gas central heating & double glazing
- See WALK-THROUGH VIDEO here...

Description

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* CHARACTER 2 bedroom cottage with PARKING * Approx 60' rear garden * 20 mins walk to station * Right by the park * Great decor, stylish fitted kitchen * Master with built-in wardrobes * PERFECT FIRST TIME BUY * See WALK-THROUGH VIDEO here...

This cottage is situated close to the centre of the village and very close to the park (Arlesey Rec), Gothic Mede Academy (lower school) and local Doctor's Surgery. It's about 20 mins walk to Arlesey's mainline rail station and 6 - 8 mins walk to Arlesey's local shops. A true bonus is the private off-road parking space to the rear.

The property offers a great blend of character and modern convenience with a cosy but ample front room and a spacious & stylish grey shaker style kitchen (including fitted oven/hob) leading out to the garden. A compact but functional shower room including a window for additional ventilation completes the ground floor. Upstairs, a generous double size Master with built-in wardrobes and an equally generous large single bedroom at the back looking out toward the park.

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

Living Room - 11' 5" x 10' 11" (3.48m x 3.33m) Max measurements

Kitchen - 14' 2" x 8' 0" (4.34m x 2.45m)

Shower Room -

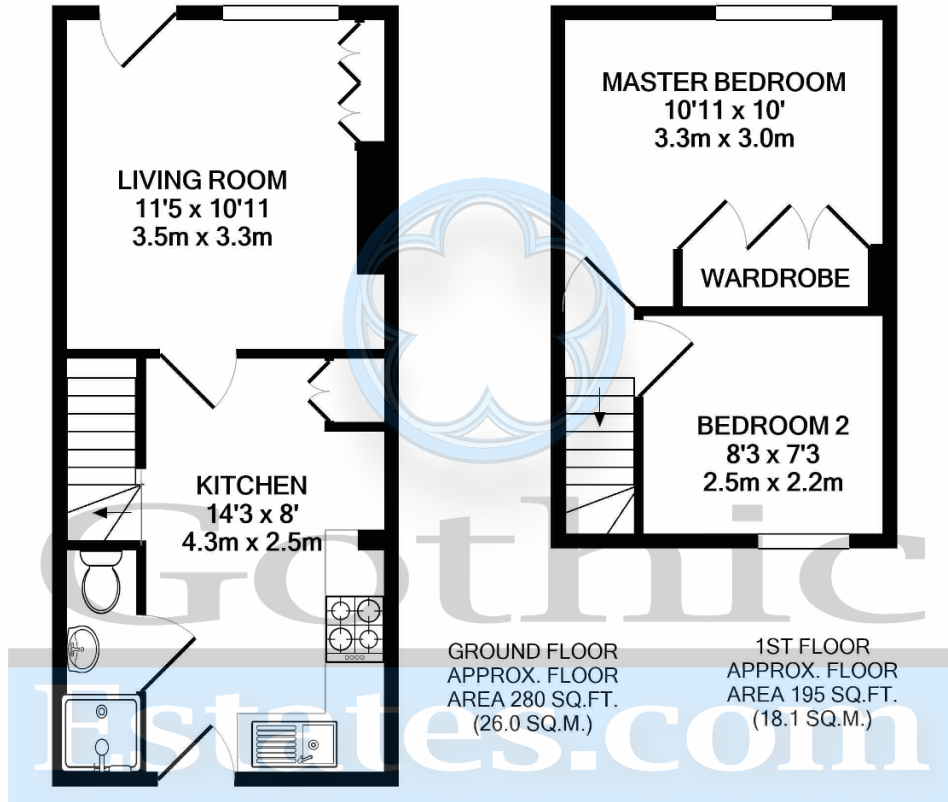
First Floor

Master Bedroom - 9' 11" x 10' 10" (3.04m x 3.32m)

Bedroom 2 - 8' 3" x 7' 3" (2.52m x 2.22m)







TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 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 Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		