



4 Bed Semi-Detached in Chase Close, Arlesey, SG15 6UU | £1

Gothic

Estates.com

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VIDEO



### Key Features

- 4/5 bedroom EXTENDED semi
- Church End cul-de-sac ...WALK TO STATION
- Wonderful space for growing family
- Extended separate Dining Room
- Extended 16' Kitchen
- Large 18' x 8' 3rd recep/playroom/Bed 5
- Utility & Cloakroom WC
- Block paved driveway parking

## Description

SOLD SOLD SOLD

\* EXTENDED 4/5 bedroom semi \* Church End cul-de-sac ... 5-6 min WALK TO STATION \* Separate Living and Dining Rooms \* Extended 16' Kitchen \* Utility & Cloakroom \* Large 18' x 8' 3rd Reception/Playroom/Bed 5 \* Side-by-side driveway parking \* West facing garden \* See WALK-THROUGH VIDEO here...

Rare opportunity - truly extensive family accommodation in an established Church End cul-de-sac just a few minutes walk from Arlesey mainline station and local shop. The property has been extended both to the rear & side and with 4 bedrooms upstairs and 3 receptions down: there's options for 4 or 5 bedrooms, home offices & playrooms for example.

The rear extension adds space to the formal Dining Room (with double doors connecting to Living Room) and makes the Kitchen a tremendous size at around 16 x 12 L-shape with the further addition of a Utility and WC. To the side the garage has been converted (playroom/office/bed 5) and another bedroom added above.

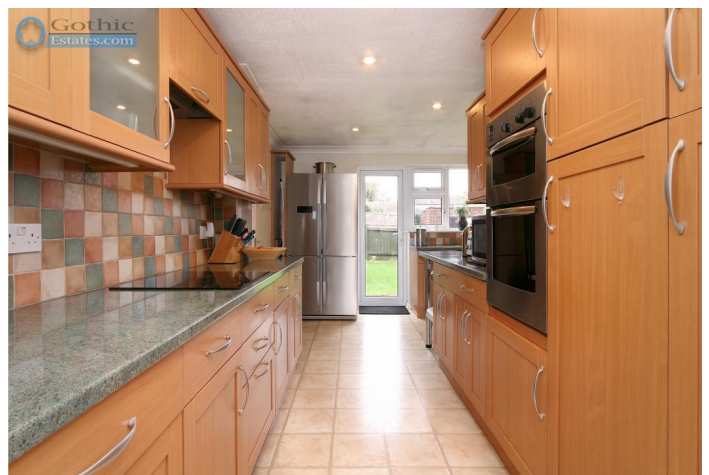
Although there are extensions, the property still has a good size west-facing garden, front garden which is part block-paved for parking and gated side access between the two.

Arlesey mainline Rail Station 0.3 miles 5-6 min walk  
Nearest local shop 0.1 miles 3 min walk  
Gothic Mede Academy primary 0.9 miles  
Etonbury Academy secondary 0.8 miles  
Hitchin 5.8 miles  
Letchworth Garden City 4.5 miles

Please review all available property and location information before contacting 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 Hall -

Living Room - 16' 2" x 15' 3" (4.95m x 4.67m) Max measurements

Dining Room - 13' 8" x 8' 2" (4.17m x 2.49m)

Play Room / Office - 18' 2" x 7' 11" (5.55m x 2.43m)

Kitchen - 16' 7" x 11' 8" (5.08m x 3.58m) Max measurements L shape

Utility -

Cloakroom/WC -



## First Floor

First Floor Landing -

Master Bedroom - 11' 11" x 10' 4" (3.65m x 3.16m)

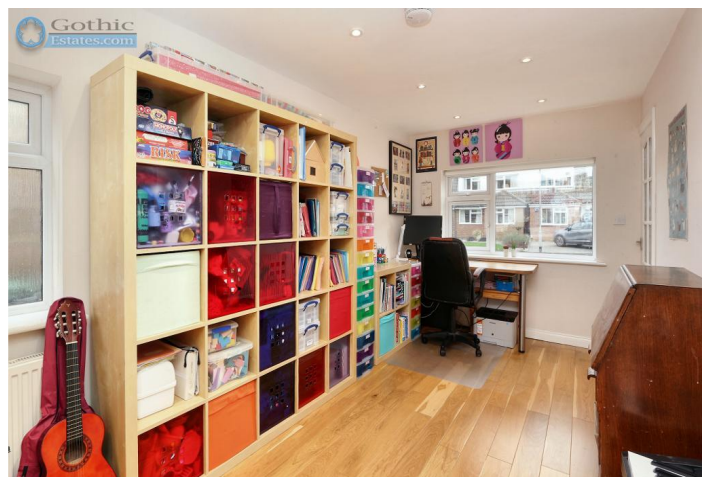
Bedroom 2 - 13' 1" x 8' 1" (4m x 2.48m)

Walk-in Wardrobe - 8' 1" x 4' 9" (2.48m x 1.46m)

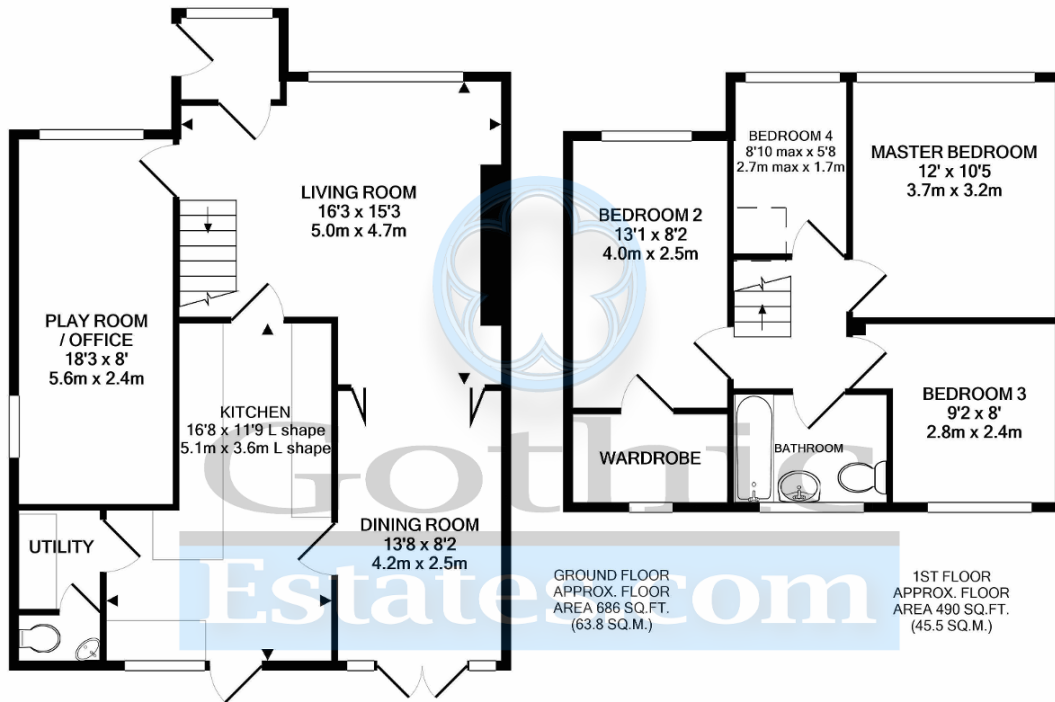
Bedroom 3 - 9' 2" x 7' 11" (2.8m x 2.43m)

Bedroom 4 - 8' 10" x 5' 7" (2.7m x 1.72m) Max measurements

Bathroom - 7' 8" x 5' 6" (2.36m x 1.68m)







TOTAL APPROX. FLOOR AREA 1176 SQ.FT. (109.3 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		81   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		