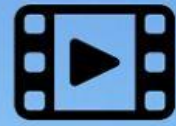




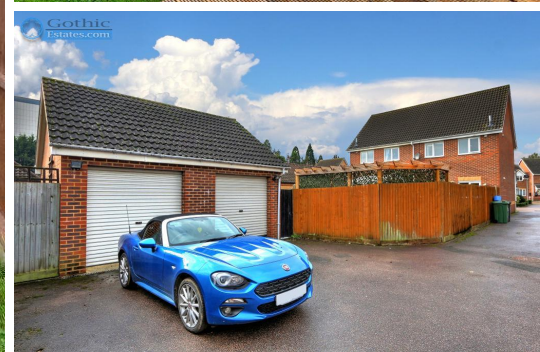
3 Bed Semi-Detached in Howberry Green, Arlesey, SG15 6ZA | £325,000

**Gothic**

**Estates.com**



**VIDEO**



## Key Features

- Desirable cul-de-sac & excellent garden
- \*\* CHAIN FREE SALE \*\*
- GARAGE with parking in front
- Three bedrooms
- Guest Cloakroom/WC
- Generous Kitchen/Diner
- Master Bedroom with built-in wardrobes
- Gas central heating & double glazing



## Description

SOLD SOLD SOLD

\* CHAIN-FREE SALE \* Desirable Cul-de-Sac \* 3 bedroom semi-detached with GARAGE \* Lovely garden with deck and pergola \* Guest Cloakroom/WC \* Generous Kitchen/Diner leads to garden \* Master with built-in wardrobes \* Minutes walk to shops and play park \* See WALK-THROUGH VIDEO here....

Howberry Green is a pleasant and desirable no-through road just south of Arlesey centre and within easy walk of local shopping. This cul-de-sac semi-detached home has great space for the family with three bedrooms, family bathroom living room, kitchen/diner plus a guest cloakroom/WC. There is also a garage with parking space in front. The Kitchen is fitted with oven and hob, has excellent room for a family size dining table and also has space for a dishwasher. The garden is well maintained and organised, with lawn and a most attractive deck & pergola.

With gas central heating, double glazing and sound presentation throughout, this is a terrific move-in-ready opportunity in a great family neighbourhood and NO CHAIN!!

Local shops approx 0.2 mile 3 mins walk  
Arlesey mainline station 1.7 miles  
Gothic Mede Lower School 0.6 miles  
Letchworth Garden City town approx 3.2 miles  
Hitchin town approx 4.4 miles

Please review all available property and location information, including our video and then contact us for viewing. Safe viewing practices are adhered to during the prevailing pandemic circumstances.

## 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 -

Guest Cloakroom/WC -

Living Room - 14' 6" x 11' 9" (4.44m x 3.59m)

Kitchen / Dining Room - 14' 7" x 10' 11" (4.46m x 3.35m)

## First Floor

First Floor Landing -

Master Bedroom - 14' 2" x 8' 1" (4.33m x 2.47m) Including wardrobe

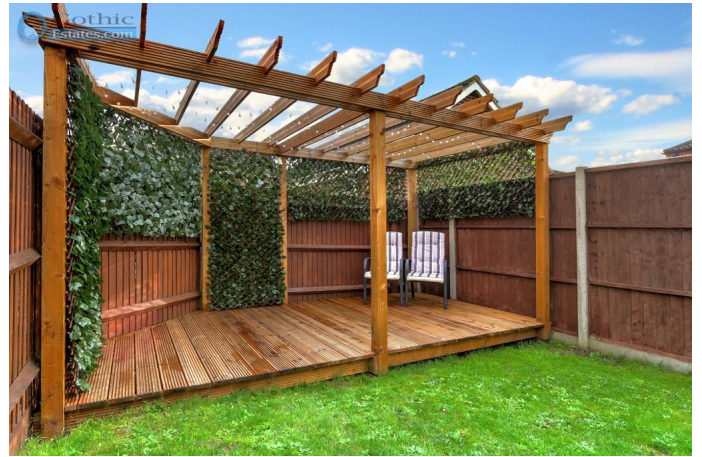
Bedroom 2 - 11' 8" x 8' 1" (3.58m x 2.48m)

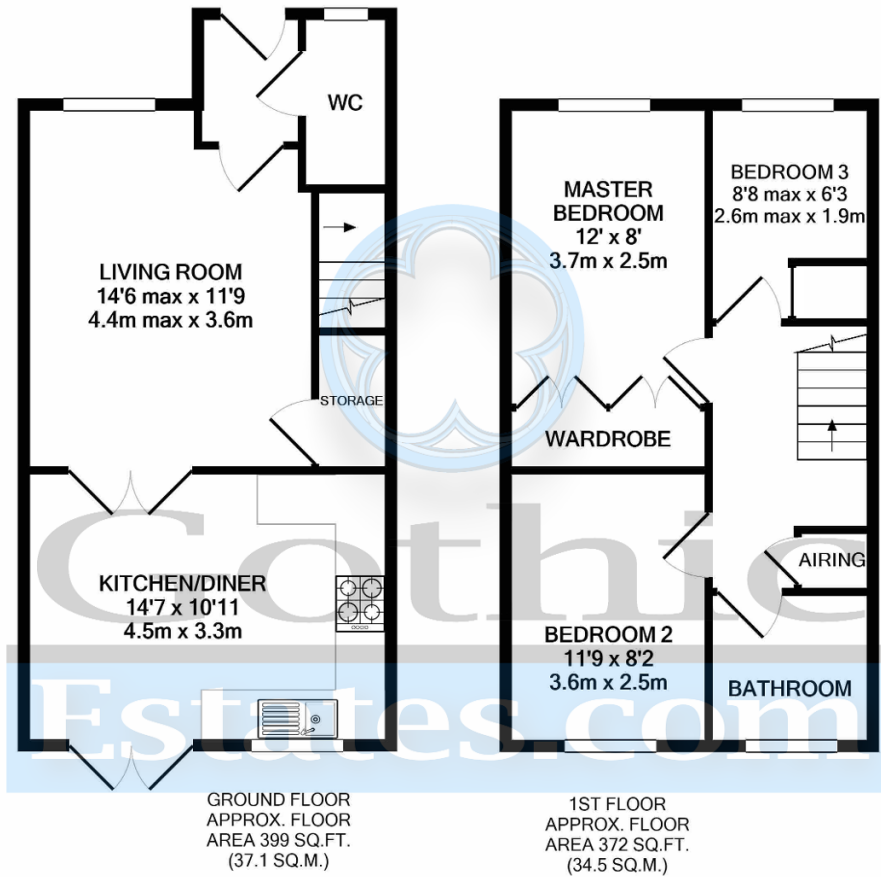
Bedroom 3 - 8' 8" x 6' 3" (2.65m x 1.92m) Max L-shape

Bathroom - 6' 2" x 6' 1" (1.9m x 1.87m)









TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 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

