



2 Bed Terraced in Lamb Meadow, Arlesey, SG15 6RY | £1

Gothic

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### Key Features

- Beautifully presented 2 bedroom home
- \*\* CHAIN FREE SALE \*\*
- GARAGE with driveway parking
- Private enclosed garden
- Tasteful modern decor
- Refitted kitchen with dining space
- Both bedrooms take double bed + wardrobe
- Gas central heating via combi boiler

## Description

SOLD SOLD SOLD

**\*\* CHAIN-FREE SALE \*\*** Both bedrooms take double beds \* GARAGE plus driveway parking \* Tasteful modern decor \* Re-fitted Kitchen with dining space \* Combi boiler gas central heating \* Set back from road with proper front garden \* See WALK-THROUGH VIDEO here....

Situated within walking distance of local shops, riverside hikes and just 1.6 miles from Arlesey's mainline station, this 2 bedroom home has much to offer.

This house design has 2 bedrooms, both of which will take double beds and wardrobes whilst this particular house has the rare advantage of a garage as well as driveway parking in front of it. It is further blessed with a decent size front garden, keeping it set back from the pavement and road.

The current owners have cared well for the house and re-decorated to provide a turn-key purchase opportunity. The kitchen is in a modern beech shaker style with fitted oven and hob, has ample space for dining and sliding doors out to the garden. Driveway and garage is right by the back gate and there's also a garden shed.

Local shops 0.2 miles

Riverside walks (Hicca Way) 0.2 miles

Arlesey mainline station 1.6 miles

Gothic Mede Academy lower school 0.6 miles

Please review all available location and property information (including street view and our property video) before booking 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 - 15' 4" x 11' 7" (4.7m x 3.54m) Max measurements

Kitchen/Diner - 11' 7" x 10' 9" (3.54m x 3.29m) Max measurements

Single Garage -

## First Floor

First Floor Landing -

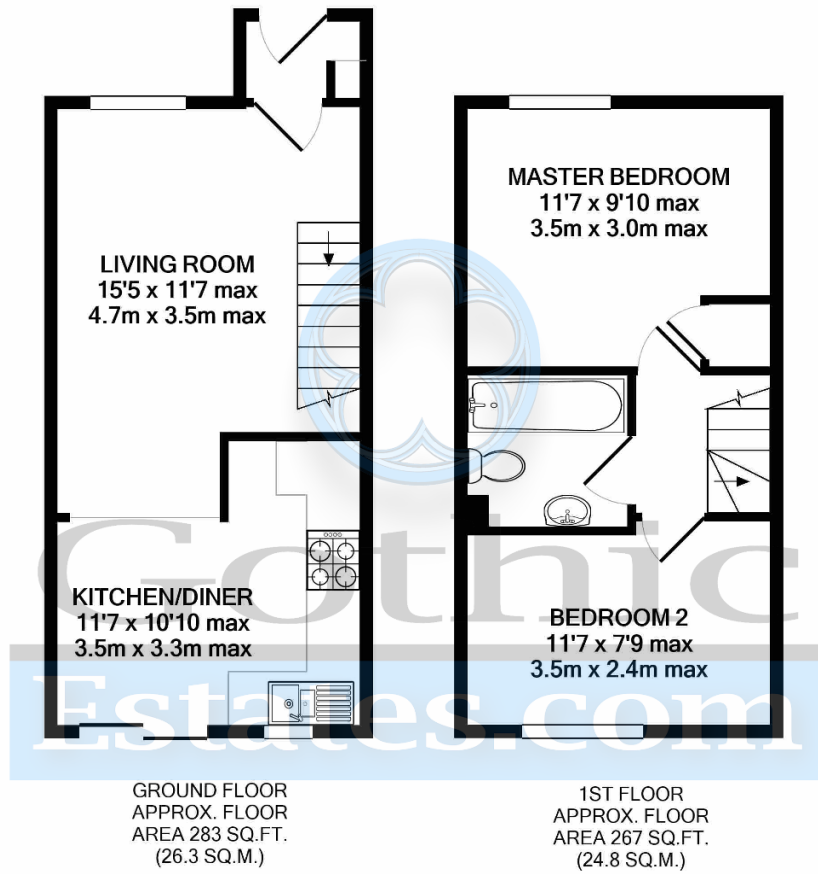
Bedroom 1 - 11' 6" x 9' 10" (3.53m x 3m) Max measurements

Bedroom 2 - 11' 6" x 7' 8" (3.53m x 2.36m) Max measurements

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







TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 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		92   A
81-91	B		
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		