



3 Bed Semi-Detached in Church Lane, Arlesey, SG15 6UX | £1

**Gothic**

**Estates.com**

Estates.com

 **VIDEO**



## Key Features

- Exclusive off-road Church End position
- 4 minutes WALK TO STATION
- Church views to the front
- 3 bedrooms + en suite + cloakroom
- 16 x 8 air-conditioned office/salon
- Tremendous size main reception
- Kitchen with appliances & granite tops
- Heated floors downstairs

## Description

SOLD SOLD SOLD

\* Church End - 4 mins WALK TO STATION \* Exclusive off-road position opposite church \* 3 bedroom + EN SUITE + cloakroom \* Air-conditioned HOME OFFICE / SALON \* High-end finishing: heated floors, built-in appliances & granite tops \* See WALK-THROUGH VIDEO here....

This is a small development of just 3 homes completed at the beginning of 2017. This semi-detached property is situated away from the road with it's own parking and views of St Peters church from the front windows and when coming and going. The location is just a few minutes walk from Arlesey's mainline train station with direct service to London St Pancras. The property has an added bonus of a block-built air-conditioned home office/salon in the back garden, constructed within permitted development.

Finishing throughout is to a high standard with gas central heating (through the floor downstairs and radiators upstairs), fully equipped kitchen with built-in appliances (fridge/freezer, dishwasher, washing machine and oven/hob/hood), porcelain tiled entrance/kitchen/cloakroom/bathroom and plantation shutters to all windows except main reception. Master bedroom includes built-in wardrobes and en suite shower room.

This is a rare opportunity in a desirable area, backed up by commuter convenience and the possibility of working from home. Please review all property and location information and then contact us for safely conducted accompanied viewing.

Arlesey station 0.2 miles

Nearest local shop 0.2 miles

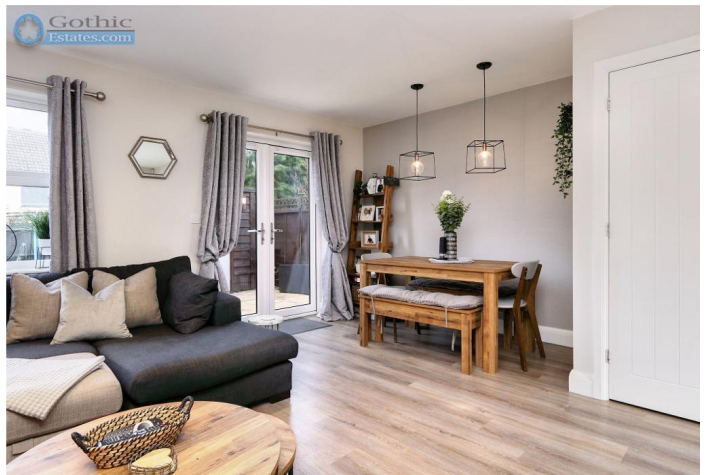
Nearest pubs 100m and 0.1 miles

Gothic Mede Academy Lower School 0.8 miles

Etonbury Middle/Upper 0.9 miles

## 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 -

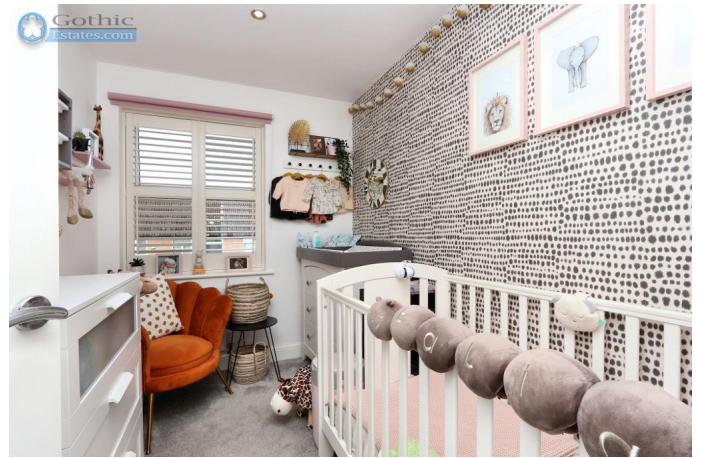
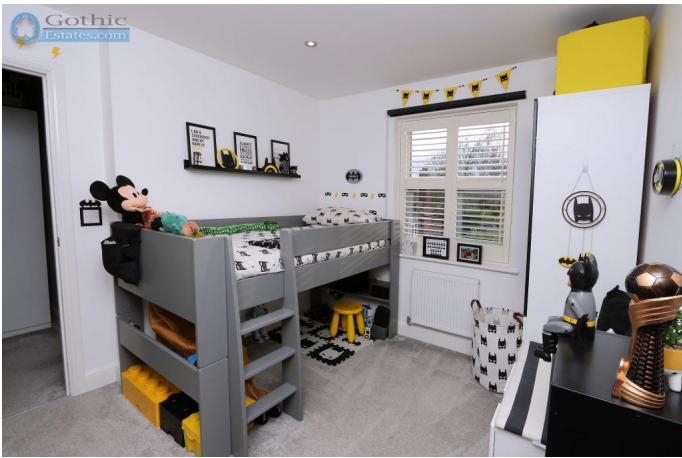
Guest Cloakroom/WC -

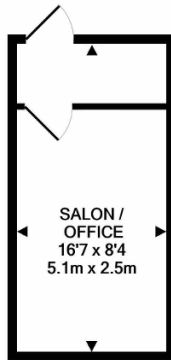
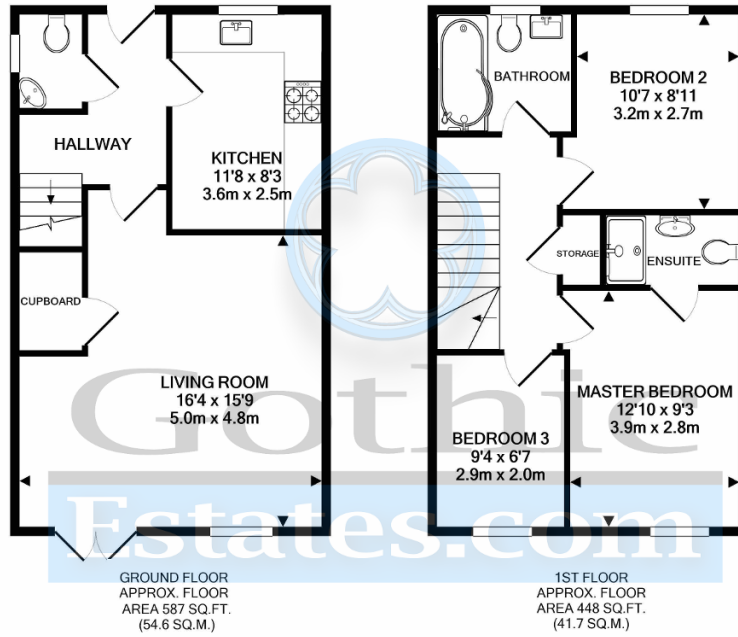
Living Room - 16' 4" x 15' 8" (4.99m x 4.79m) See floorplan for measurement points

Kitchen - 11' 8" x 8' 3" (3.56m x 2.52m)

Salon / office -







TOTAL APPROX. FLOOR AREA 1036 SQ.FT. (96.2 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

Made with Metropix ©2021

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		