



3 Bed End Terraced in Primary Way, Arlesey, SG15 6YE | £285,000

**Gothic**

**Estates.com**

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**VIDEO**



## Key Features

- Three bedroom end terrace
- Beautiful rural outlook to rear
- Cul-de-sac position
- Off-road parking space
- Enclosed rear garden with side gate
- Generous size Kitchen/Diner
- Gas central heating via combi boiler
- Double glazed

## Description

SOLD SOLD SOLD

\* Overlooking FIELDS TO REAR \* 3 bedroom end terrace \* CUL-DE-SAC position \* Private parking + available guest parking \* Spacious Kitchen/Diner \* Combi boiler/gas central heating & double glazing \* About 5-6 mins walk to Lower School \* See WALK-THROUGH VIDEO here....

Lovely rural outlook with this 3 bedroom end terrace home in a quieter cul-de-sac position near the middle of this growing village. Just minutes walk from both the Lower School (Gothic Mede) and local shops and offering the distinct advantage of allocated parking plus additional guest and on-street options.

Ground floor comprises a separate Entrance Hall with a shoe/coats cupboard, ample living room and a spacious semi-open-plan Kitchen/Dining Room at the back with door to the garden. Kitchen units would benefit from some updating.

The back garden is mainly lawned, has a garden shed and backs onto a field with sheep! There's an excellent degree of privacy when sitting on the patio.

Upstairs an appealing landing that wraps around the stairs, three bedrooms and a bathroom converted to shower. The airing cupboard now houses the replaced combi boiler (fitted approx 2015).

Please review all available property and location information and then contact us for safe practice accompanied viewing. For those out of the area we recommend using google street view to look around the road and locality before booking physical viewings.

## 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 - 14' 11" x 11' 5" (4.57m x 3.5m) Max measurements

Kitchen / Dining Room - 14' 11" x 11' 8" (4.56m x 3.56m)

## First Floor

First Floor Landing -

Bedroom 1 - 11' 7" x 8' 5" (3.55m x 2.59m) Overall max measurements

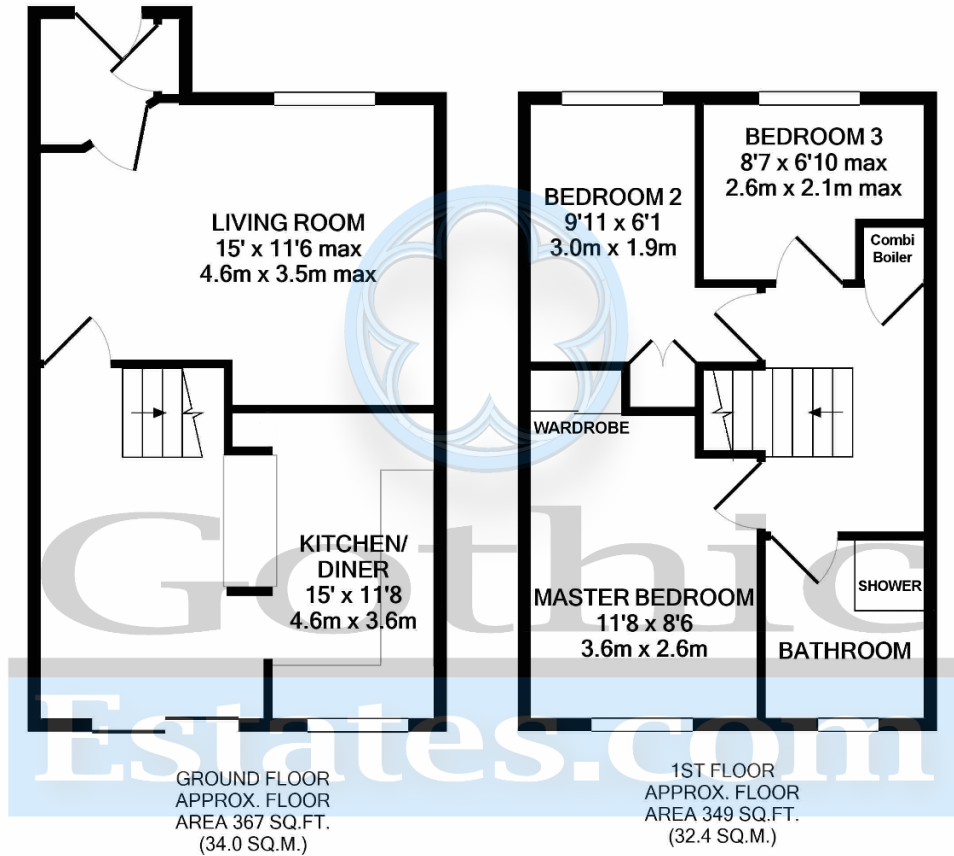
Bedroom 2 - 9' 10" x 6' 1" (3.02m x 1.86m)

Bedroom 3 - 8' 6" x 6' 9" (2.61m x 2.09m) Max measurements

Bathroom - 6' 11" x 6' 3" (2.12m x 1.91m)







TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.4 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		