



2 Bed Terraced in Old School Walk, Arlesey, SG15 6YF | £1

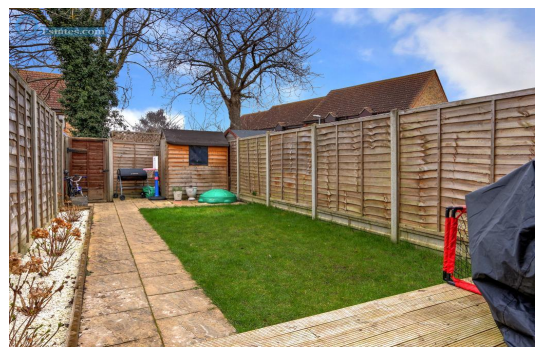
Gothic

Estates.com

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VIDEO



## Key Features

- 2 bedroom home in no-through-road
- Beautifully presented throughout
- Recent all new windows and doors
- Kitchen with integrated appliances
- Generous Living Room
- Enclosed garden with rear access
- Allocated parking
- See WALK-THROUGH VIDEO here...



## Description

SOLD SOLD SOLD

\* Two bedroom home on NO-THROUGH ROAD \* Beautifully presented throughout \* Recent NEW double glazing - Windows and Doors \* Fabulous Kitchen + INTEGRATED APPLIANCES \* Off-road parking \* Minutes walk to Lower School & shops \* See WALK-THROUGH VIDEO here...

Truly great presentation in this recently recently re-decorated and much upgraded two bedroom home. It is situated in a no-through road near the middle of the village and is within a short walk of both local shops and Gothic Mede Lower School.

The kitchen is refitted with an excellent amount of storage, a breakfast bar and integrated appliances including fridge/freezer, washing machine, double oven, hob and extractor. All windows and exterior doors were replaced in 2019 and all new carpet/decor in the last 2 years.

Arlesey mainline train station 1.3 miles

Gothic Mede Lower School 0.3 miles

Local shops 0.3 miles

Please review all available property and location information before booking physical 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

**Living Room - 15' 3" x 12' 4" (4.67m x 3.76m)** Max measurements

**Kitchen - 12' 2" x 7' 10" (3.73m x 2.39m)**

## First Floor

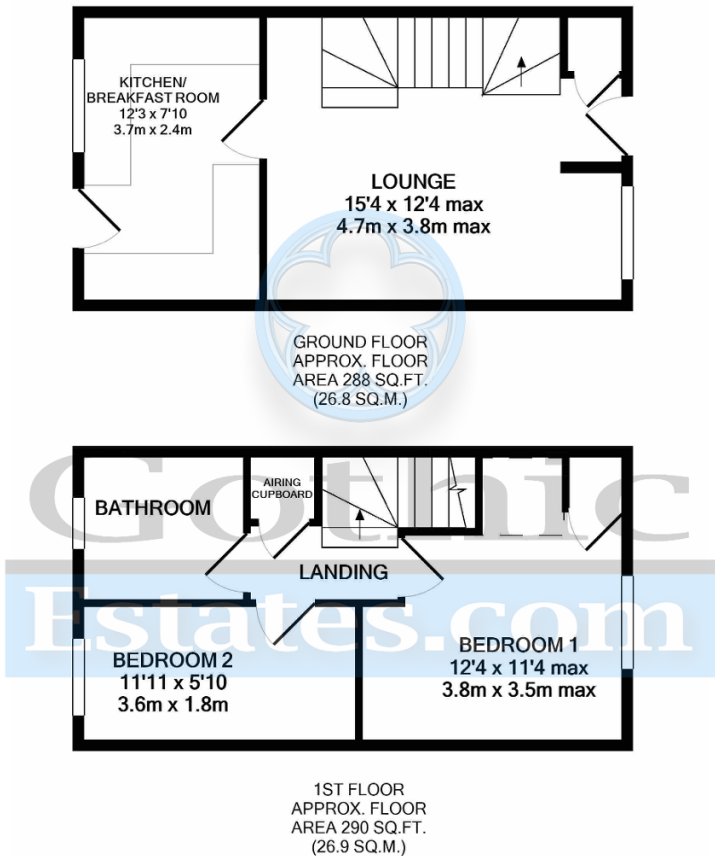
**First Floor Landing -**

**Bedroom 1 - 12' 4" x 11' 3" (3.76m x 3.45m)** Max measurements

**Bedroom 2 - 11' 10" x 5' 10" (3.63m x 1.78m)**

**Bathroom -**





TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 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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