



3 Bed Terraced in Church Lane, Arlesey, SG15 6UL | £345,000

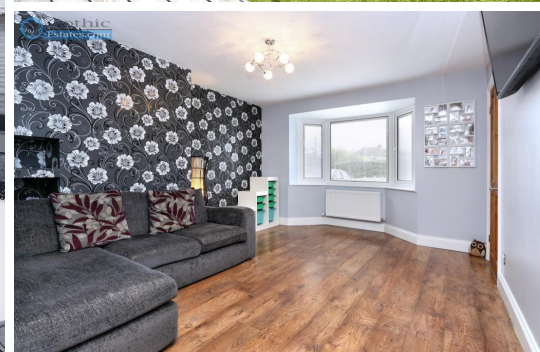
Gothic

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VIDEO



### Key Features

- 3 bedroom home with WOW extension
- Available CHAIN FREE
- Church End - WALK TO STATION
- HUGE 6m Kitchen: vaulted + skylights
- Bay-front Living Room
- Driveway parking for 4 cars
- West-facing landscaped garden
- Refitted contemporary bathroom



## Description

\* CHAIN FREE \* 3 bedroom home with WOW EXTENSION \* 20 x 15 magnificent Kitchen with VAULTED CEILING & SKYLIGHTS \* Church End location: 6-8 mins WALK TO STATION \* Driveway parking for 4 cars \* Fabulous modernised home - MUST SEE \* See WALK-THROUGH VIDEO here....

This solidly built 3 bedroom home with fabulous upgrades represents a rare opportunity within a short walk of Arlesey's mainline station. The property has undergone extensive modernisation as well as rear extension to provide a roomy, contemporary styled family home with ample private parking and west-facing rear garden.

The showcase Kitchen/Diner is a high point: extended to around 6m (20ft) with a vaulted ceiling and skylights, it offers so much room and leads direct to the garden via double doors. The kitchen is fitted with modern high gloss units and features side-by-side double ovens, extra large ceramic hob plus integrated dishwasher and washing machine.

Upstairs the bedrooms are generous, including Bed 3. Master has built-in wardrobes. The bathroom has also received the contemporary style upgrade and is larger than many, having been converted from bathroom + separate WC. As downstairs, all bedroom walls upstairs are solid brick construction, no studwork.

Outside has been landscaped for minimum maintenance. The driveway, large enough for four cars, has a bound white stone surface to eliminate kick-up. A covered and enclosed side passage provides exterior access to the back garden and can also be used for storage. The rear garden has a generous decking area with an astro lawn and sizeable shed. It enjoys a desirable west-facing aspect and is not directly overlooked from the rear.

### AVAILABLE CHAIN FREE

Arlesey mainline station 0.4 miles 6-8 mins walk (direct London St Pancras 39 mins)

Nearest local shop NISA 0.3 miles

Nearest pub The Old Oak 0.3 miles

Gothic Mede Academy (Primary) 0.7 miles

Etonbury Academy (Secondary) 1.0 miles

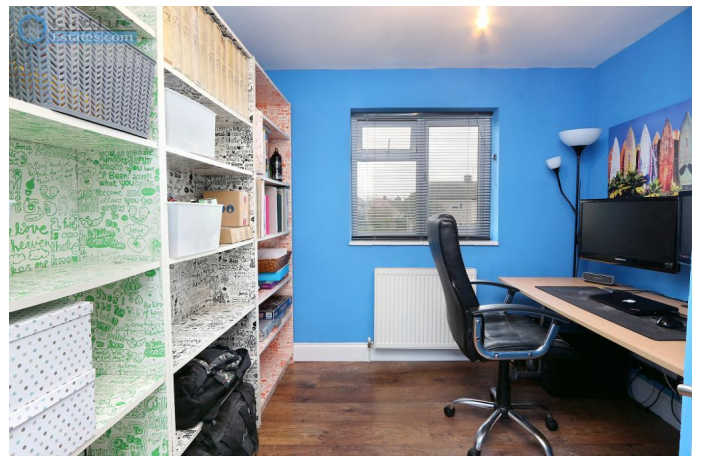
Council Tax band C

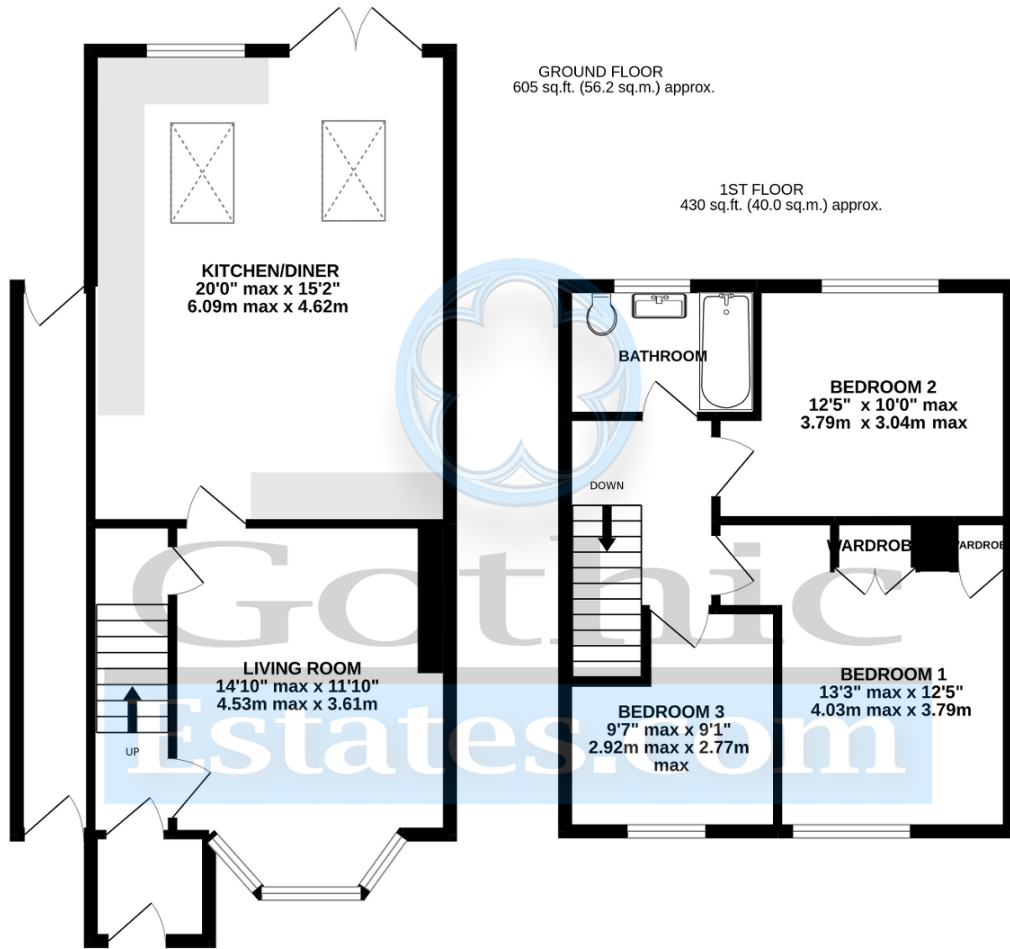
## Location

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.









TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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