



3 Bed Semi-Detached in Hitchin Road, Arlesey, SG15 6SA | £340,000

Gothic

Estates.com

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VIDEO



Key Features

- EXTENDED 1930s semi-detached
- ** CHAIN FREE SALE **
- Generous plot with ample parking
- West-facing rear garden
- Three reception rooms, three bedrooms
- 23' workshop - home office potential
- Rural outlook to the front
- See WALK-THROUGH VIDEO here...

Description

SOLD SOLD SOLD

**** NO CHAIN **** 1930s semi **EXTENDED** front and rear * Three receptions + Three bedrooms * Generous plot with **DRIVEWAY PARKING** * Rural outlook to the front * West-facing rear garden * 23' **WORKSHOP** / work from home potential * See **WALK-THROUGH VIDEO** here...

This mature home is situated on the southern fringe of Arlesey just minutes drive to Hitchin and Letchworth Garden City. The plot is generously proportioned with a driveway for 2 - 3 vehicles (expandable) and west-facing rear garden, around half of which is low-maintenance and half lawn/growing/greenhouse. The house looks out to the front across Hitchin Road to open farmland. The location offers ready access to three train stations (and two train lines), local shopping and primary school in Arlesey plus a broad range of facilities just a few miles south in Hitchin & Letchworth.

Accommodation is extended by additions to both the front and rear - a substantial porch to the front and two extra reception rooms across the rear. An added bonus is a 23' brick workshop offering great storage and the potential to become a hobby space or home office. The home is very clean and well maintained and offers a fabulous opportunity for further enhancement which may include decor, kitchen, bathrooms, gas and electrical installations.

Local shops 0.5 miles

Gothic Mede Primary 0.9 miles

Arlesey mainline train station 2.0 miles

Letchworth Garden City & station 2.7 miles

Hitchin & station 3.9 miles

Please review all available property and location information and then contact us for 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 -

Entrance Hall -

Living Room - 15' 6" x 10' 5" (4.73m x 3.18m)

Kitchen - 13' 3" x 7' 8" (4.06m x 2.35m) Max measurements

Dining Room - 12' 2" x 12' 0" (3.72m x 3.67m)

Conservatory - 12' 0" x 9' 10" (3.67m x 3.02m)

Bathroom - 7' 9" x 6' 8" (2.38m x 2.05m)



First Floor

First Floor Landing -

Bedroom 1 - 11' 6" x 10' 2" (3.53m x 3.12m)

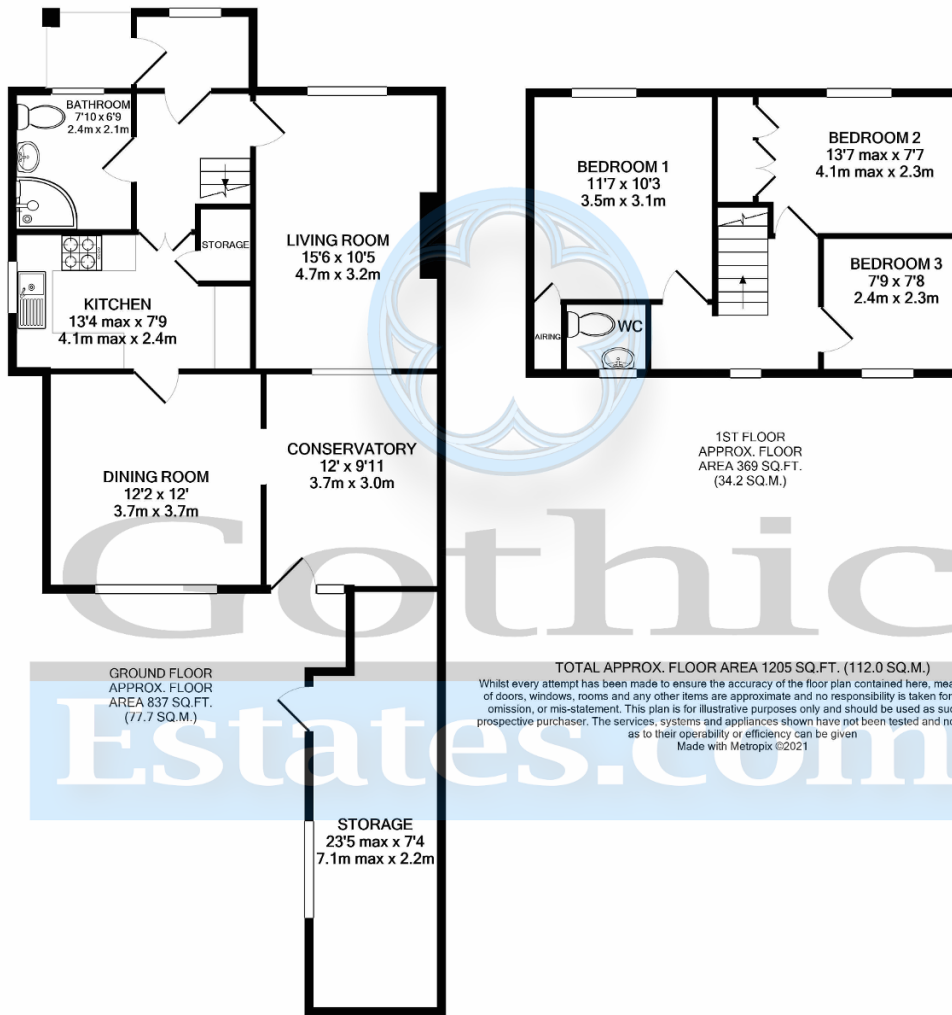
Bedroom 2 - 13' 6" x 7' 6" (4.13m x 2.3m) Max measurements

Bedroom 3 - 7' 8" x 7' 7" (2.36m x 2.33m)

Cloakroom/WC - 4' 3" x 3' 8" (1.31m x 1.12m)







Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		