



4 Bed Detached in Howberry Green, Arlesey, SG15 6ZA | £550,000

Gothic

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## Key Features

- Detached FOUR DOUBLE Bedrooms
- Three Receptions including Study
- Double Garage
- 14' Master with wardrobes & Ensuite
- 17' Living Room with fireplace
- Separate bay-front formal Dining Room
- Kitchen + adjacent Utility
- Generous garden with bonus decking areas



## Description

\* FOUR DOUBLE Bedrooms / Three Recepts \* True Family-Size accommodation \* Cul-de-sac position & DOUBLE GARAGE \* 17' Living Room with Fireplace \* Bay-front separate Dining Room \* Work-from-home STUDY \* Generous Kitchen + Utility \* Excellent plot with bonus decking areas \* See WALK-THROUGH VIDEO here...

One of Arlesey's larger modern homes featuring four double bedrooms to suit the growing family, a third reception and an adjacent large (approx 19 x 19) double garage. The home is situated near the end of a small cul-de-sac of similar homes with this being the largest house type.

Howberry Green is situated within a short walk of Arlesey's main local shopping and has three mainline station opportunities including Arlesey's own station direct into London St Pancras, as well as options in Hitchin & Letchworth. For dog walkers and ramblers there are many 'walk-to' treks including the Hicca Way along the River Purwell and up West Drive to Fairfield Park and around the perimeters of the old lagoons.

Arlesey mainline station (direct London St Pancras 39 mins) 1.7 miles

Letchworth mainline station (direct London Kings Cross 36 mins) 3.3 miles

Nearest local shop 0.2 miles (3-4 mins walk)

Gothic Mede Academy (Lower School) 0.6 miles (13 mins walk)

Council tax band E

## 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.







