



3 Bed End Terraced in High Street, Arlesey, SG15 6SW | £292,500

**Gothic**

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## Key Features

- THREE bedroom end terrace with PARKING
- Fabulous 50' west-facing decked garden
- 19' Living Room with fireplace
- Quality re-fitted kitchen + appliances
- Very smart, modern re-fitted bathroom
- Excellent bedroom sizes - must see!
- Two doubles plus generous third
- Double glazed + combi gas rad heating

## Description

SOLD SOLD SOLD

\* End cottage with OFF-ROAD PARKING \* THREE bedrooms - excellent sizes \* West-facing 50' decked garden \* RE-FITTED Kitchen & Bathroom \* 19' Living Room with Fireplace \* Fabulous standard of presentation - MUST SEE \* See WALK-THROUGH VIDEO here...

Quite a rarity - character cottage with 3 excellent bedrooms, two doubles & a generous single AND the convenience off-road parking at the front. Much work has been completed both inside and out and this really is a move-in ready home.

Downstairs the receptions have been opened up to give a spacious living room of about 19 x 12 with a bright feel thanks to dual aspect windows. The staircase is enclosed and is a modern revision so no short steep steps! There's also useful storage under the stairs. To the rear the kitchen has been completely re-fitted in quality framed units and has a built-in double oven, 5 burner gas hob (with hood over), integrated fridge/freezer and even space for a slimline dishwasher. Right at the back is a very smart, modern bathroom with a shower over the bath and glass shower screen.

Through a door from the back of the living room is the staircase leading to the landing and the bedrooms. Bedroom 1 (double) at the front has a wide range of built-in wardrobes. Bedroom 2 (double) at the back has ample space for wardrobes plus the cupboard housing the combi boiler. Bedroom 3 in the middle (window at side) is really decent size single with built-in storage.

Rear garden is a delight, completely kitted out in decking with low-maintenance borders featuring shrubs and young trees for a touch of greenery against the characterful brick wall. Fencing is grey painted in a contemporary style and there's a matching painted garden shed with double doors. The front is shingle and concrete hardstanding for vehicle parking and there's a decent width, gated & private side path between the front and back.

Arlesey mainline train station 1.4 miles (40 mins to London St Pancras)  
Gothic Mede Lower School 0.3 miles (about 5 minute walk)  
Local shops 0.1 miles 2 mins walk.

## 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** - 19' 4" x 11' 9" (5.91m x 3.59m)

**Rear Hall** - Understairs cupboard

**Kitchen** - 10' 8" x 8' 8" (3.26m x 2.65m)

**Bathroom** - 6' 10" x 6' 0" (2.11m x 1.85m)

## First Floor

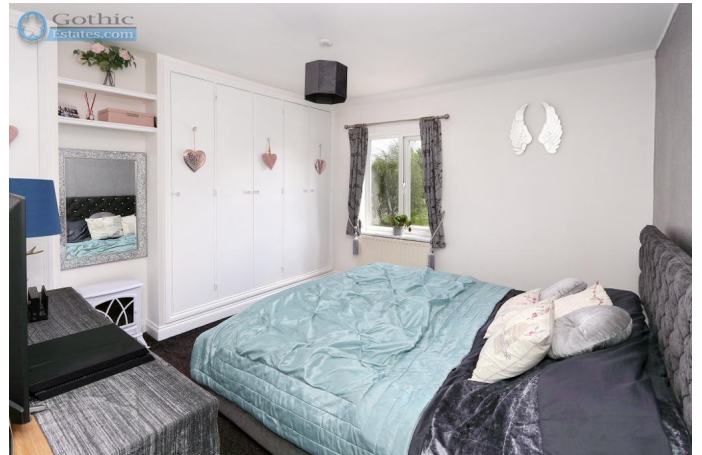
**First Floor Landing** -

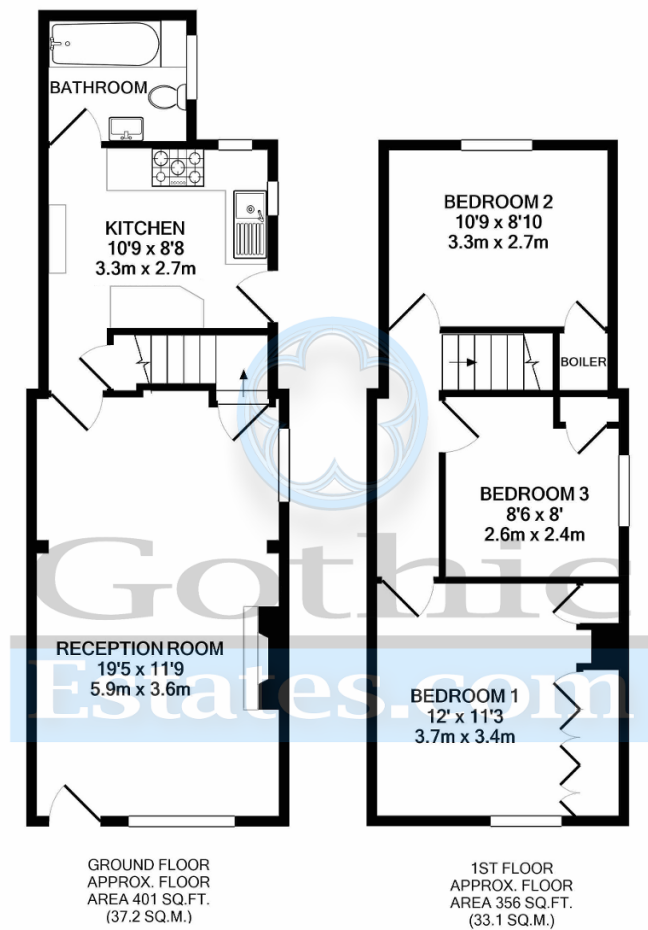
**Bedroom 1** - 11' 11" x 11' 3" (3.65m x 3.43m) Max measurements including wardrobes

**Bedroom 2** - 10' 8" x 8' 9" (3.27m x 2.68m) Cupboard housing combi boiler

**Bedroom 3** - 8' 5" x 7' 11" (2.59m x 2.43m)







TOTAL APPROX. FLOOR AREA 757 SQ.FT. (70.3 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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