



3 Bed Terraced in Hitchin Road, Arlesey, SG15 6RR | £1

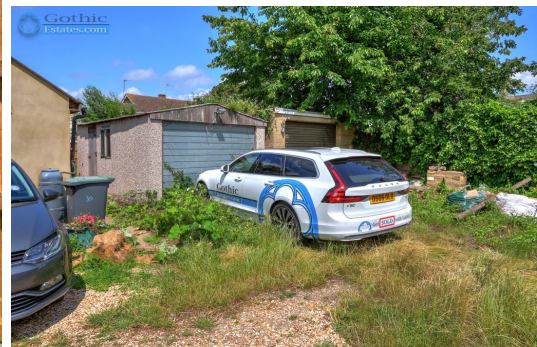
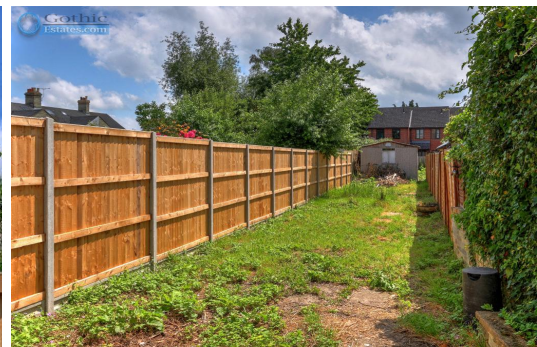
Gothic

Estates.com

Estates.com



VIDEO



## Key Features

- NO CHAIN bay-front character home
- GARAGE & PARKING to the rear
- Three bedrooms + upstairs bathroom
- Deceptively spacious
- Separate receptions with high ceilings
- Bay-front living room with fireplace
- Gas rad central heating & double glazing
- Rear garden around 120' inc parking



## Description

SOLD SOLD SOLD

\* NO CHAIN \* Bay-front character home \* Renovation opportunity \* GARAGE & PARKING to rear \* Three bedrooms + UPSTAIRS BATHROOM \* approx 120' garden with rear vehicular access \* Separate receptions with high ceilings \* See WALK-THROUGH VIDEO here....

Three bedroom character home just a few minutes walk from local shops and with easy access south to Hitchin & Letchworth. The property has had a variety of improvements including carpets and central heating boiler and offers a great project opportunity to make it your own with further improvements and updates. It is available CHAIN FREE.

It retains its traditional layout with a separate entrance hall leading to both receptions and the stairs. The two receptions have higher ceilings, both have feature fireplaces whilst the front reception has the bay window. Kitchen is modest but functional - it may be possible to incorporate the store room at the back (which houses the boiler) into the kitchen space. Upstairs are three bedrooms and a spacious bathroom.

The plot is very long with around 120' at the rear and at the bottom of the garden is a parking area leading to the garage. The parking is accessed by a common lane running along the back of the terrace (turning from London Row).

Arlesey mainline station 1.7 miles (6 min drive, about 30-33 mins walk)  
Letchworth Garden City centre and mainline station 3.1 miles 9 mins  
Hitchin centre 4.4 miles 10 mins  
Gothic Mede Lower School Arlesey 0.6 miles 10-12 mins walk  
Local shops 0.1 mile 3 mins walk

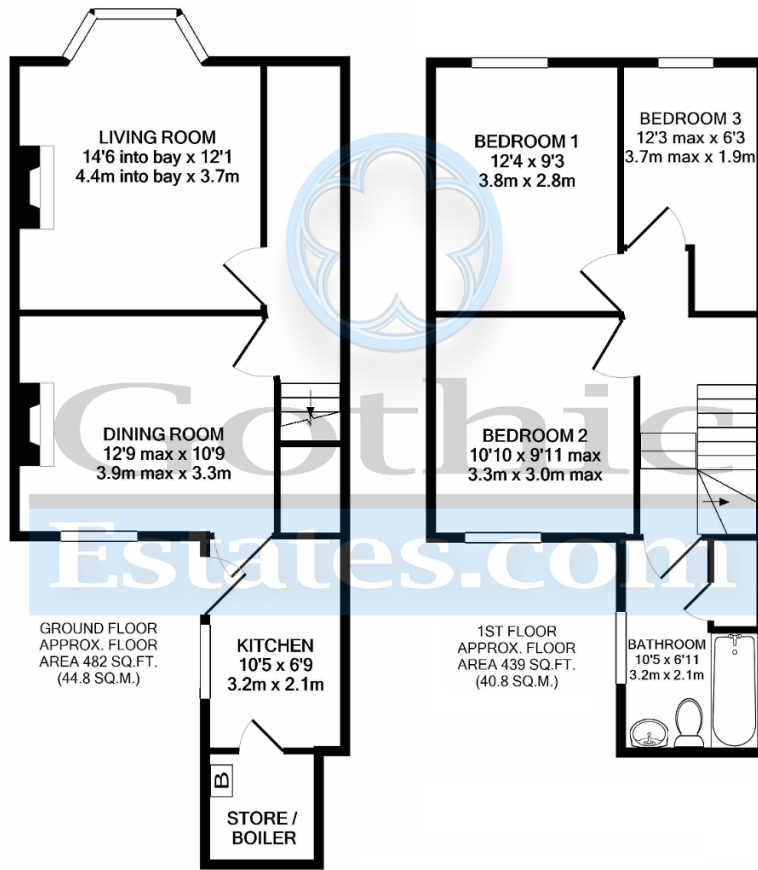
## Location

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.









TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 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  
Made with Metropix ©2021

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		