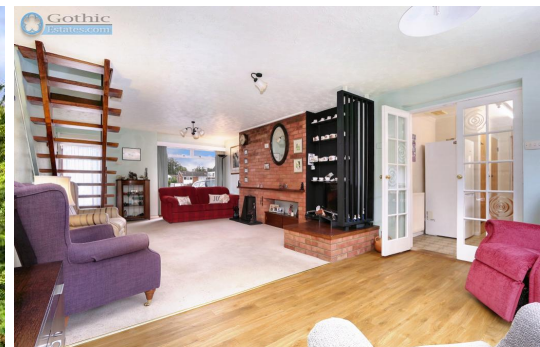




2 Bed Semi-Detached in Chase Close, Church End, Arlesey, SG15 6UU | £1

Gothic

Estates.com



### Key Features

- NO CHAIN and mins WALK TO STATION
- Desirable CHURCH END cul-de-sac
- EXTENDED Semi on wider plot
- Was 3 bedrooms, now two large doubles
- Bathroom made larger, scope for extra WC
- Huge 25' reception + Kitchen extension
- Magnificently stocked SOUTH-FACING plot
- Open fireplace in Living Room

## Description

SOLD SOLD SOLD

**\*\* NO CHAIN \*\* Church End gem \* EXTENDED cul-de-sac semi \* Minutes WALK TO STATION \* Was 3 bedrooms, now two large doubles \* HUGE 25' Reception + added KITCHEN EXTENSION \* Wider plot & virtually double 19 x 14 garage \* Mature stocked SOUTH-FACING garden \* See WALK-THROUGH VIDEO here...**

This 3 bedroom semi-detached was chosen new by the one and only owner because the plot was much wider than most on the street which gave the wider garden, more parking and offered the potential for extension. Indeed the property later had a large virtually double garage added at the side and a whole new kitchen to the rear. The original downstairs plan is now a strikingly spacious open plan reception room with large glass windows/doors overlooking the rear garden and an open fireplace. The property still offers further scope for addition/conversion (subject to consents) above the garage/kitchen or by converting part of the garage.

This cul-de-sac is one of the most convenient train commuter locations with a walk to Arlesey's mainline station in approx 5-7 minutes. So close but sufficiently cushioned from the train line soundtrack. Chase Close leads off Church Lane directly opposite the handsome St Peter's Church and just a couple of minutes by car will get you to the A507 junction with the A1(M) 5 minutes further to the east and Bedford & Milton Keynes to the west.

Nearest local shop 0.1 miles 2 mins walk  
Arlesey mainline station (40 mins direct to London St Pancras) 0.3 miles 5-7 mins walk  
Etonbury Academy secondary school 0.8 miles 15 mins walk  
Gothic Mede Academy lower school 0.9 miles 17 mins walk  
Letchworth Garden City centre and station 4.4 miles  
Hitchin 5.9 miles  
A1(M) junction 10 (with services) 3.5 miles

## 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 Hall -

Open plan Living/Dining Room - 25' 7" x 13' 7" (7.8m x 4.15m)

Kitchen (extension) - 12' 1" x 14' 0" (3.69m x 4.29m) Max Measurements

Garage - 18' 6" x 14' 5" (5.66m x 4.4m) Includes partitioned darkroom

## First Floor

First Floor Landing -

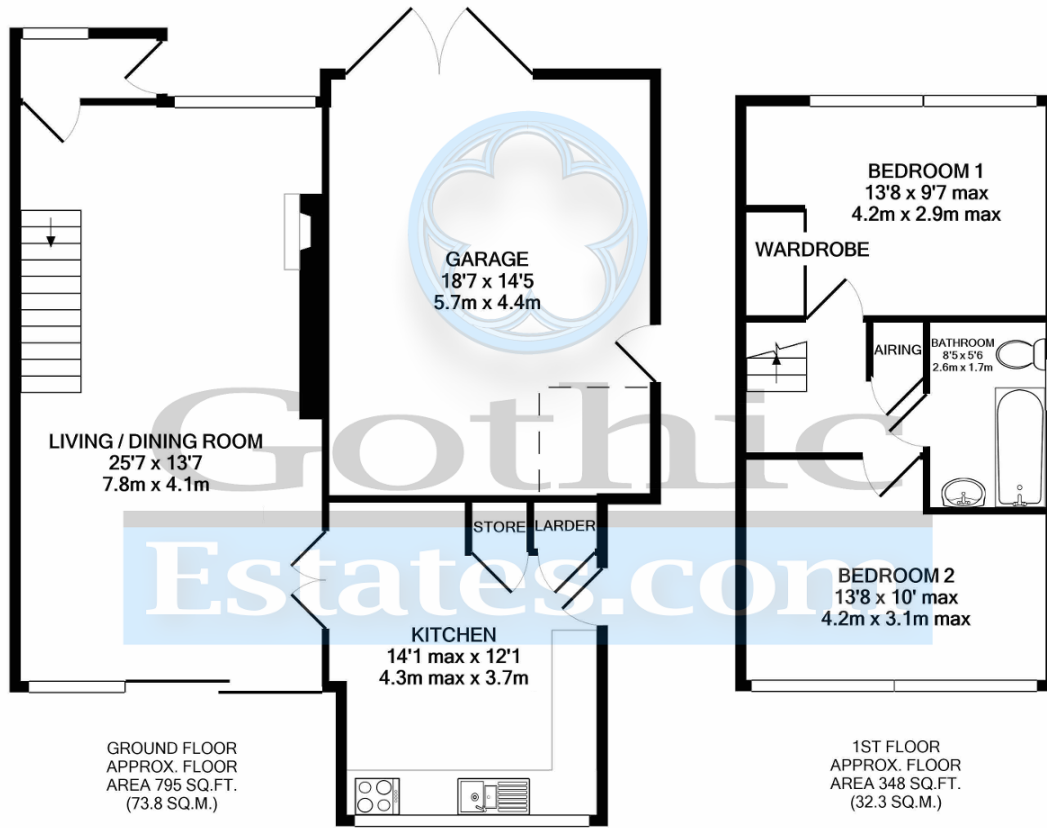
Bedroom 1 - 13' 7" x 9' 6" (4.16m x 2.91m) Including wardrobes over stair head

Bedroom 2 - 13' 7" x 10' 0" (4.16m x 3.06m) Max measurements

Bathroom - 8' 4" x 5' 5" (2.56m x 1.67m)







TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 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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Energy Efficiency

