



3 Bed Semi-Detached in Church Lane, Church End, Arlesey, SG15 6UL | £1

Gothic

Estates.com

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VIDEO



Key Features

- Character home on large corner plot
- Available CHAIN FREE
- Two storey rear extension - BIG HOUSE!
- Separate receptions with fireplaces
- 3 bedrooms - Huge Master!
- Outbuilding with Garage and Office
- Gardens front, side and rear
- 10 minute walk to station

Description

SOLD SOLD SOLD

* CHAIN FREE * Character home on LARGE CORNER PLOT * 3 Beds 2 Receptions + Office * TWO STOREY REAR EXTENSION - Big House! * Separate Receptions with FIREPLACES * 15 x 14 approx Master Bedroom * Outbuilding OFFICE & GARAGE with rear/side access * See WALK-THROUGH VIDEO here...

Rare Church End opportunity within 10 mins walk of the station and looking out over the iconic Arlesley War Memorial. The property was originally constructed c.1926 on a generous corner plot providing gardens on three sides along with a driveway access at the back. It has a significant later two storey rear extension which makes a dramatic impact on the overall size plus an outbuilding comprising a generous office space and small garage (13'6). The garage opens out to a rear driveway access suitable for a smaller car and offering potential to amend/replace the current structure to allow more parking.

The property has undergone a variety of 21st Century improvements including replacement windows, combi boiler, re-wiring and damp proofing whilst some decorative elements will still require finishing.

Accommodation is a high point here with the original ground floor mainly occupied by the equally spacious, separate living and dining rooms whilst the kitchen sits at the back in the extension. Upstairs the Master Bedroom is a magnificent size at around 15' x 14' with a feature period fireplace and window over looking the War Memorial to the front. Another double bedroom, a generous single and bathroom complete the upstairs accommodation.

Arlesley Mainline Station (direct London St Pancras approx 40 mins) 0.5 miles 10 mins walk.

Gothic Mede Academy (Primary) 0.5 miles 10 mins walk

Etonbury Academy (Secondary) 1.0 mile 20 mins walk

Nearest local shop 0.4 mile 8 mins walk

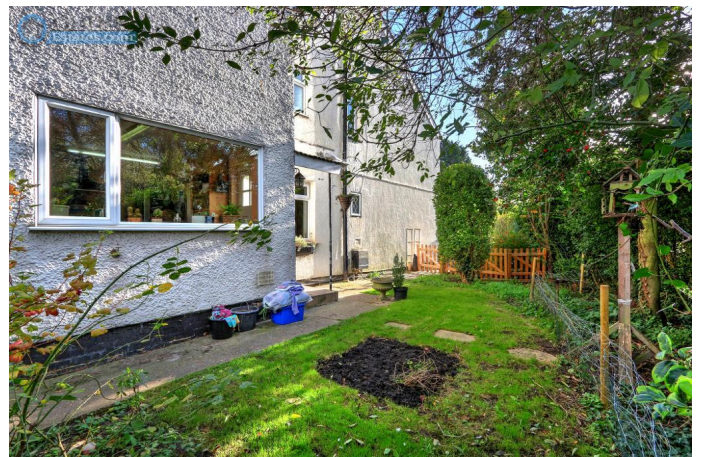
A1(M) j10 3.4 miles 6 mins

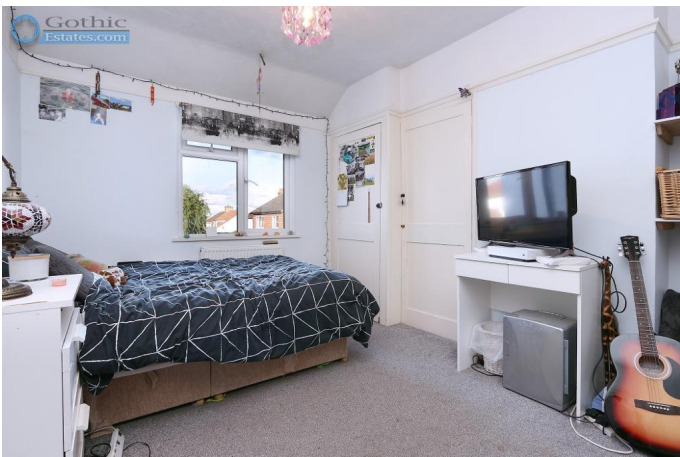
Council tax band D (2130.80 2022/2023)

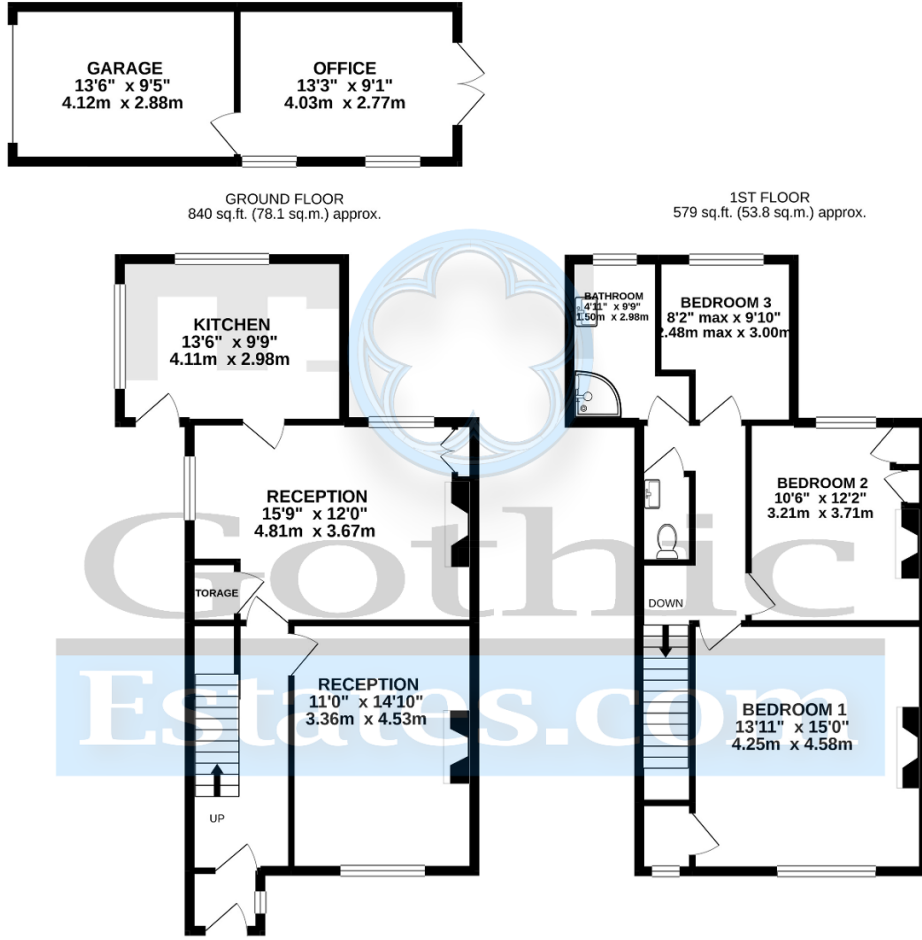
Location

Arlesley 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 Arlesley/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 FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		