



2 Bed Bungalow semi-detached in Chase Hill Road, Arlesey, SG15 6UF | £1

**Gothic**

**Estates.com**

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## Key Features

- Rarely available EXTENDED bungalow
- End terrace with Garage at the back
- Two double bedrooms
- Huge 35' front to back main living area
- Modern style fitted kitchen
- 'Swapable' Living and Dining areas
- Smart re-fitted bathroom
- Garage / workspace with electric door

## Description

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\* Rare EXTENDED BUNGALOW \* Truly deceptive accommodation \* HUGE 35' (11m) front to back main living area \* Two DOUBLE BEDROOMS \* Direct access GARAGE/workspace with electric door \* Church End WALK TO STATION \* See WALK-THROUGH VIDEO here....

This truly deceptive end of row bungalow has been significantly enlarged with a full width rear extension and also includes a direct access garage at the rear. The extension has helped create a huge, 35' (approx 11m) front to back main living area and two double bedrooms whilst the garage offers a possible home workspace with direct access into the garden and a secure electric roller door in case you bring a car in.

The sheer size of the main living area allows for a spacious fitted kitchen at the front (built-in oven, hob and fridge/freezer) with an enormous amount of worktop space, then two further areas which serve as Living Room and Dining Room. Right now the living area is in the middle, however this could readily be swapped round to use the middle as the dining room and the rear as the living room overlooking the rear garden.

The property is situated about 10-13 minutes walk from Arlesey's mainline station (direct access to London St Pancras in approx 40 mins) which takes you past the beautiful St Peters Church. A handy pathway short-cut (part of a circular trail around the development) means you can walk to the nearest local shop and thatched pub opposite in under 5 minutes. Rural riverside walks along the Hicca Way and River Purwell start just 15 minutes walk from the property.

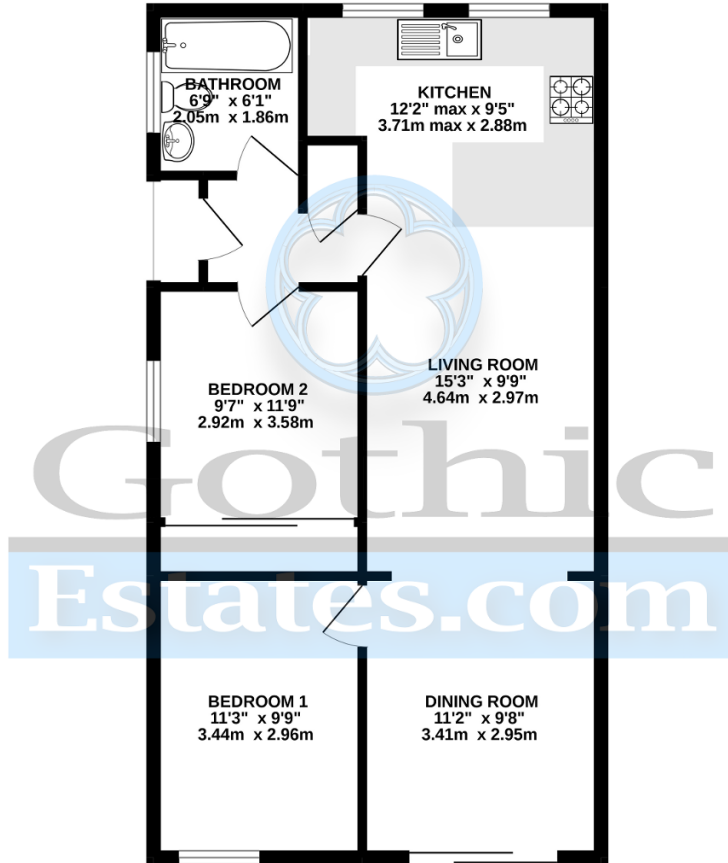
Arlesey mainline station 0.6 miles  
Nearest local shops 0.2 miles & 0.5 miles  
Nearest pubs 0.2 miles & 0.5 miles  
Gothic Mede Academy (Primary) 0.7 miles  
Etonbury Academy (Secondary) 1.2 miles  
Letchworth Garden City (+ alternative main line station) 4.4 miles  
Hitchin 5.5 miles

## 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 around 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 FLOOR AREA : 630 sq.ft. (58.5 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 for 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		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		