



3 Bed Detached in Ramerick Gardens, Arlesey, SG15 6XZ | £415,000

Gothic

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Key Features

- Detached home with Garage
- Substantial conservatory addition
- Three bedrooms, Master Ensuite
- Excellent plot size
- Well set back from the road
- 19 x 15 L-shape Living Room
- 16 x 11 Conservatory / Dining Room
- See WALK-THROUGH VIDEO here...

Description

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* Detached home on EXCELLENT PLOT * Substantial Conservatory REAR ADDITION * Long front garden means privacy from road * 19 x 15 Living Rm plus 16 x 11 Conservatory / Dining * MASTER ENSUITE * Attached GARAGE * See WALK-THROUGH VIDEO here....

This home enjoys an excellent plot with the long front garden providing a greater degree of seclusion from the road. The rear garden is also a good size given the addition of the large conservatory. Ramerick Gardens is a no-through road on the southern fringe of Arlesey with ready access to Hitchin and Letchworth to the south. For commuters this also means the option of alternative rail links as well as Arlesey's own mainline station.

The conservatory has made a big impact on available space as the former Living/Dining Room now operates as a large Living Room whilst the conservatory takes on the role of Dining Room. Further useful family features include a downstairs guest cloakroom/WC, ensuite shower room for the master bedroom and a breezeway between the front door and the garage - meaning the garage can be accessed without getting rained on.

Some updates and upgrades may be appropriate but the home is in move-in-ready condition, offering a fantastic opportunity for putting your own stamp on it for the future.

Arlesey local shops 0.6 miles

Arlesey mainline station 2.2 miles

Letchworth station & town centre / supermarkets 2.7 miles

Hitchin centre 4.1 miles

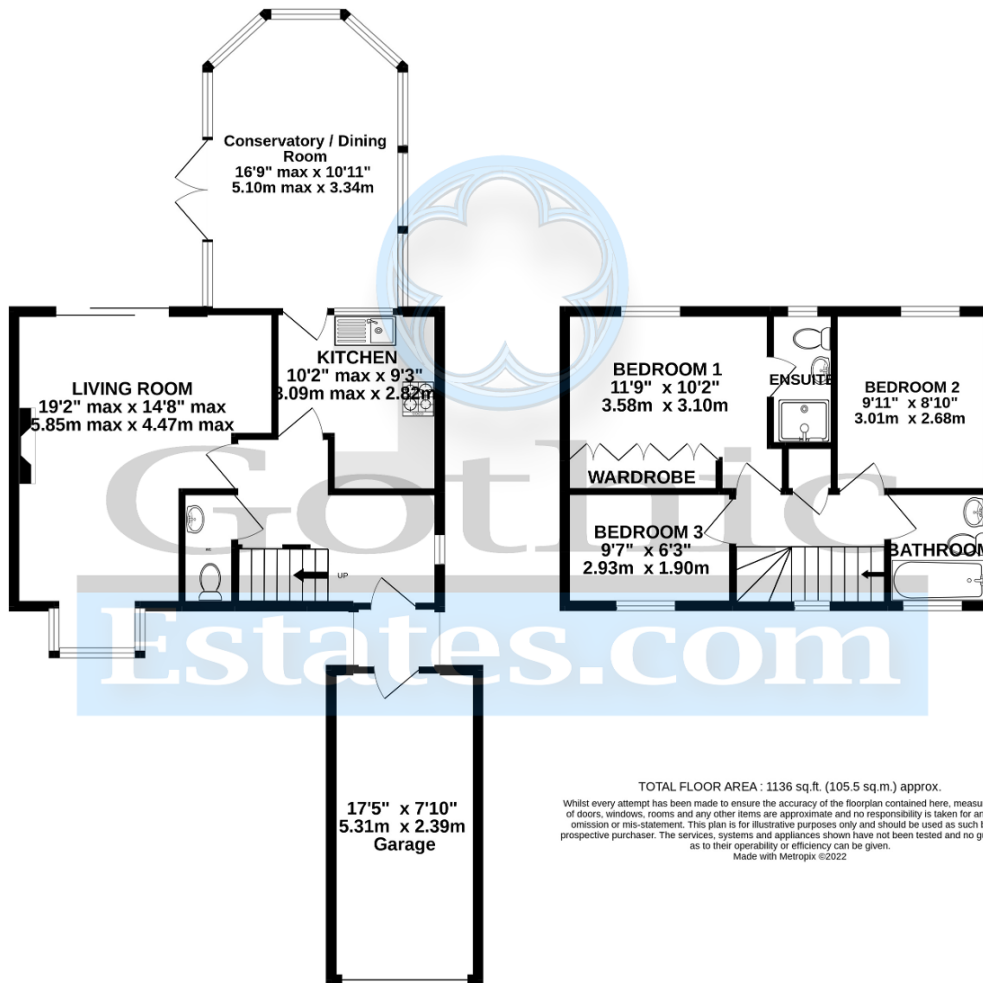
Gothic Mede Academy (primary) 1.1 miles

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.







TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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 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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		