



4 Bed Detached in Chase Hill Road, Arlesey, SG15 6UD | £1

**Gothic**

**Estates.com**

Estates.com

 **VIDEO**



### Key Features

- **\*\* VACANT - No Chain \*\***
- Extended 4 bedroom detached home
- Church End - WALK TO STATION
- Large corner plot
- Double width garage
- Extended family Kitchen + Utility
- Living, separate Dining + Conservatory
- Extended Master Bedroom

## Description

SOLD SOLD SOLD

\*\* VACANT - No Chain \*\* Large corner plot \* Two-storey EXTENSION + Conservatory \* Church End cul-de-sac: WALK TO STATION \* 4 beds: 16' Master with shower \* Double garage + 4 car drive \* BIG GARDEN approx 80 x 50 L-shape \* See WALK-THROUGH VIDEO here....

Chain-free opportunity - QUICK MOVE POSSIBLE. This substantial detached home is situated at the end of a cul-de-sac of similar homes just over 1/2 a mile from Arlesey's mainline rail station providing a walk-able location for the commuter. The home has been extended to one side on both floors significantly increasing the size of the Kitchen (plus a Utility), and upstairs the Master Bedroom and the Bathroom. It occupies a larger than average corner plot of around 480 sq m giving an L-shape garden of around 80' x 50' (25m x 15m) which is south-facing on one side, a front garden and a generous driveway (up to 4 cars) leading to the double garage.

Arlesey Mainline Station (direct London St Pancras 39 mins) 0.7 miles 13 mins walk

Nearest local shop 0.2 miles 3 mins walk

Local thatched pub & garden 0.2 miles 3 mins walk

Gothic Mede Academy (Primary) 0.4 miles 9 mins walk

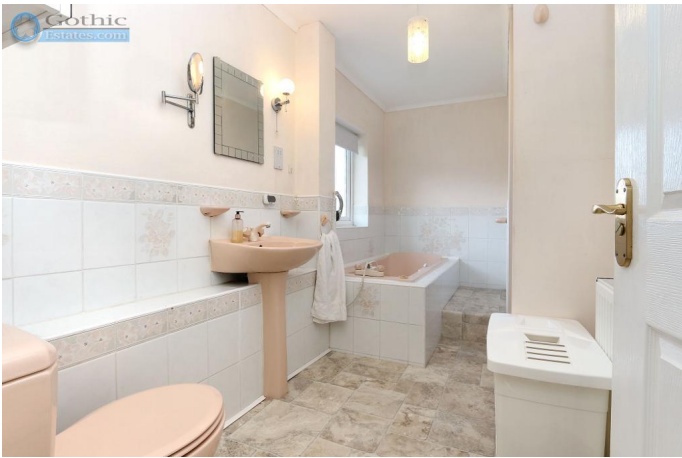
Etonbury Academy (Secondary) 1.2 miles 22 mins walk

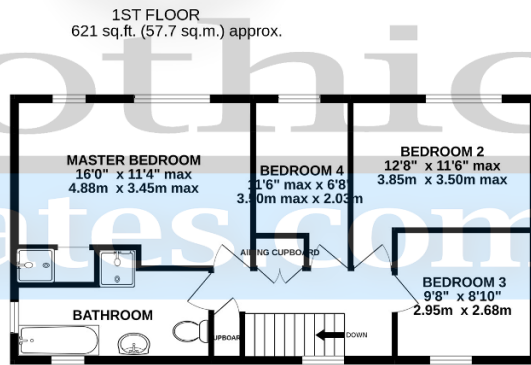
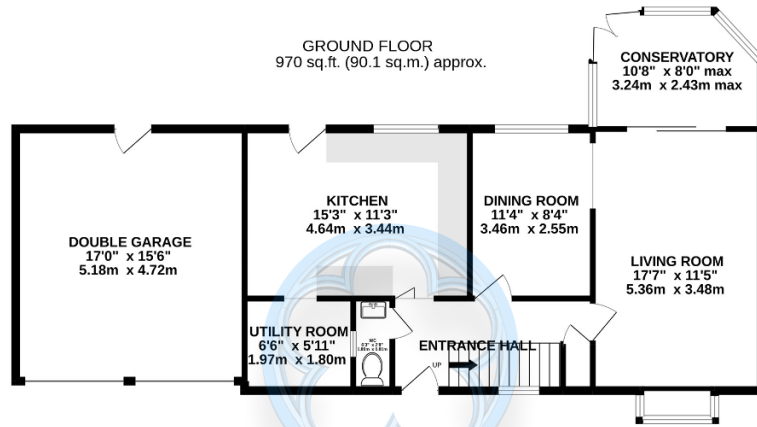
Council tax band E

## 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 : 1591 sq.ft. (147.8 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 Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		