



3 Bed End Terraced in Primary Way, Arlesey, SG15 6YE | Guide Price £320,000

Gothic

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VIDEO



Key Features

- Extended 3 bedroom home
- Cul-de-sac position + west facing garden
- Conservatory addition enhances space
- Recent stylish new kitchen
- End terrace with private side access
- Parking for two in front of home
- Double glazing and rad central heating
- See WALK-THROUGH VIDEO here...

Description

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* EXTENDED 3 bedroom cul-de-sac home * recent new **STYLISH KITCHEN** * roomy **CONSERVATORY ADDITION** enhances space * **WEST-FACING** rear garden * **PARKING FOR TWO** in front of home * See **WALK-THROUGH VIDEO** here...

This end of terrace property enjoys a cul-de-sac position meaning minimal passing traffic. The end of row position means there is a private gated side access to the garden which faces west for maximum afternoon sun. To the front of the property are two parking spaces, one on the property and one un-allocated which has been in habitual use, with additional kerb parking available opposite.

The front door is separated from the main living area by entrance hall along with a useful coats/boots cupboard. Full width Living Room is at the front leading to the Kitchen/Diner facing rear. The Kitchen has recently had a stylish upgrade including a peninsular breakfast bar with further space for a dining table. The Kitchen/Diner looks out to the garden through the Conservatory addition, which at around 3.2m by 3.2m is a great bonus space, useable as a further dining space or office for example.

Upstairs, all three bedrooms have built-in storage/wardrobes and the bathroom is bright and airy with a shower and glass screen over the bath.

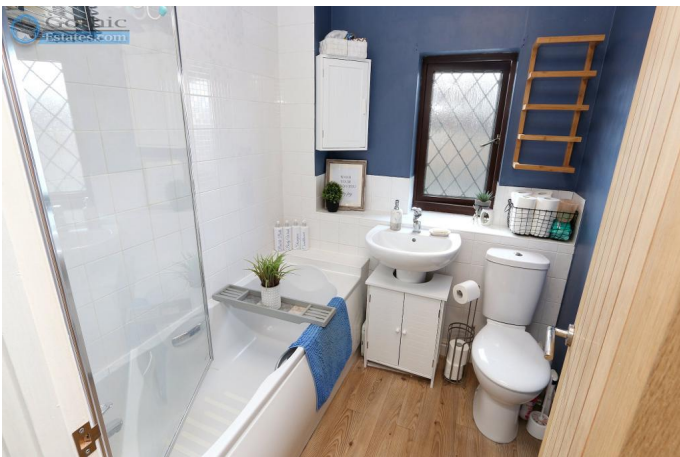
A particular feature of the home is the outlook at the rear toward a neighbouring thatched cottage roof, which really adds interest along with a casual seating area under the thatched eaves.

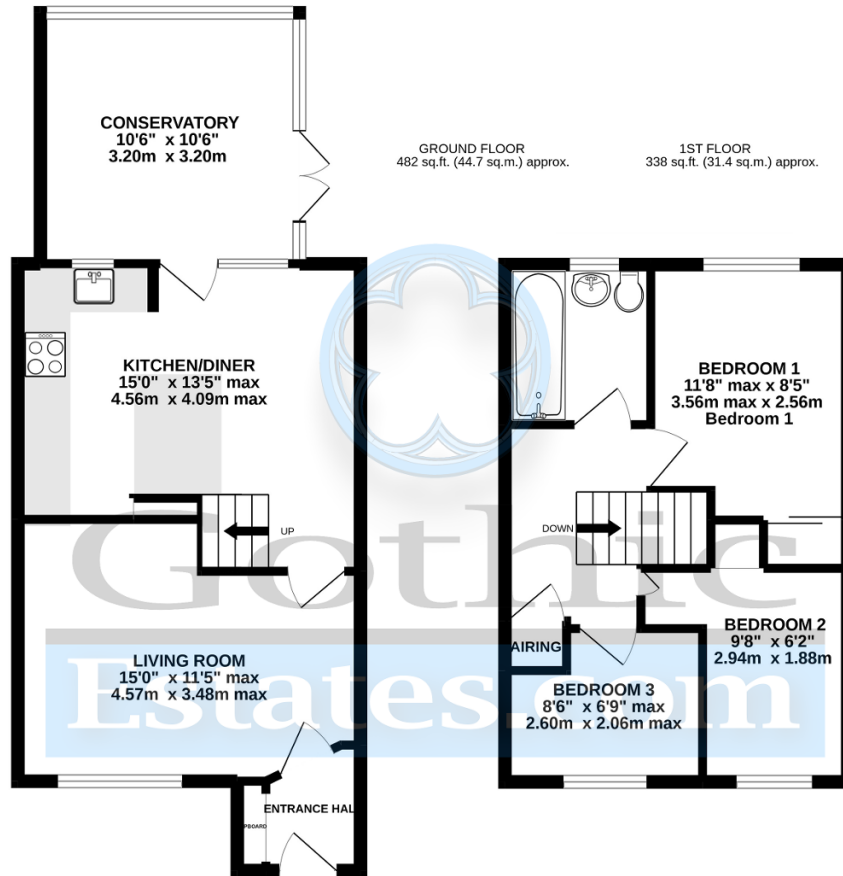
Arlesey mainline station 1.4 miles 25-28 min walk
Nearest local shops 0.2 miles 4-5 min walk
Gothic Mede Academy Lower School 0.3 miles 5 min walk
Country/riverside walks (Hicca Way) 0.5 miles 8-9 mins walk

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 : 819 sq.ft. (76.1 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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		