



3 Bed Semi-Detached in High Street, Arlesey, SG15 6SN | £1

Gothic

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Key Features

- ** CHAIN FREE **
- Large plot approx 0.18 acre, 200' garden
- Extended semi in off-road position
- Garage & parking + potential for more
- Master Bedroom with Ensuite
- Conservatory with insulated solid roof
- Living Room with feature fireplace
- Spacious fitted Kitchen/Diner

Description

SOLD SOLD SOLD

**** CHAIN FREE SALE **** Extended Semi on HUGE PLOT 0.18 acre * 200' of fabulous garden * Garage, parking, sheds, potential for even more * MASTER ENSUITE plus family bathroom * Conservatory with updated insulated solid roof * See WALK-THROUGH VIDEO here...

Fabulous chain-free opportunity set back from the High Street and occupying a substantial 0.18 acre plot giving side by side parking at the front, further parking to the side/rear with a garage, and a magnificent, well-stocked garden backing onto fields to the rear.

The home provides 3 bedrooms including a master with ensuite shower, further bathroom, dual aspect Living Room with feature fireplace, 17' fitted kitchen/diner and a bright conservatory overlooking the garden with an upgraded solid, insulated roof.

The property is situated near the middle of the village, just minutes walk to the Lower School, doctor's surgery and local shopping. Arlesey mainline station (direct to London St Pancras 40 mins) can be walked in about 20 mins.

Arlesey mainline station 1.2 miles
Local shopping 0.3 miles 5 mins walk
Gothic Mede Academy (lower school) 0.1 miles 3 mins walk

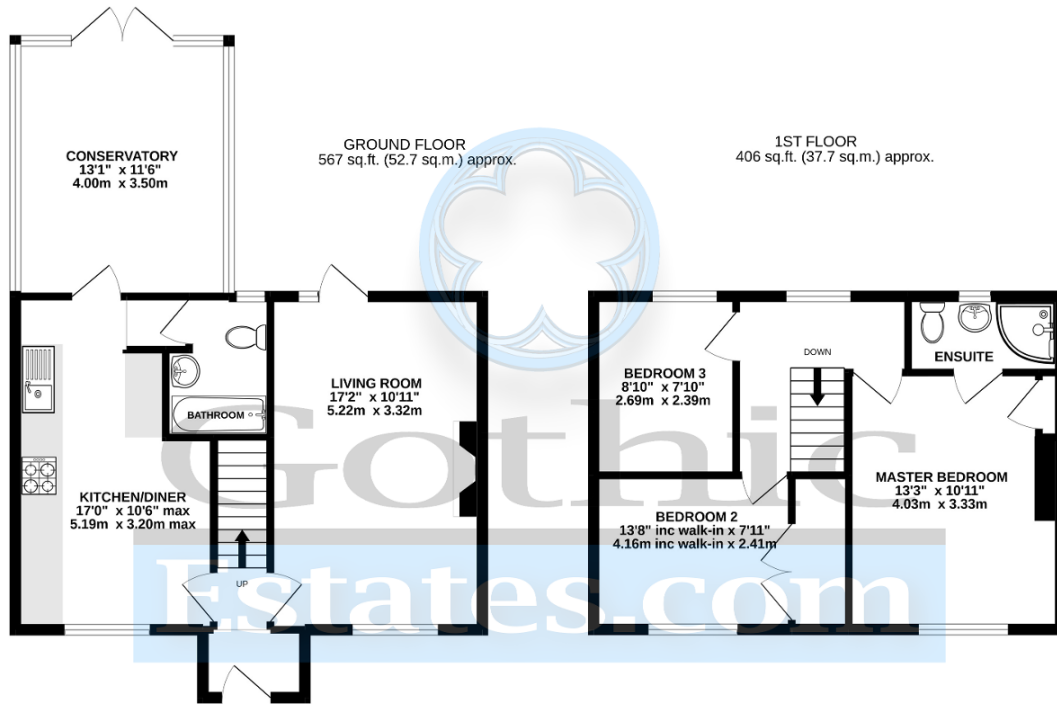
Location

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 : 973 sq.ft. (90.4 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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		