



2 Bed Terraced in Primary Way, Arlesey, SG15 6YE | £289,950

Gothic

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### Key Features

- Superbly presented 2 bedroom home
- Garden not overlooked from the rear
- Refitted Kitchen + integrated appliances
- Refitted bathroom
- Master bedroom with two large wardrobes
- Bedroom 2 with large wardrobe
- Off road parking space
- Plenty of additional casual parking

## Description

\* Ideal first time buy \* MANY UPGRADES - move-in ready \* Garden not overlooked from the rear \* Re-fitted Kitchen with ALL INTEGRATED APPLIANCES \* Both bedrooms have LARGE FITTED WARDROBES \* Re-fitted bathroom \* Private parking space on cul-de-sac + lots of extra parking \* See WALK-THROUGH VIDEO...

Fabulous example of these two bedroom homes with a lot of updates completed and an unobstructed green outlook to the rear. The house is located on a small cul-de-sac near the middle of the village just 5 mins walk from local shops and the lower school. The property includes a private parking space plus a higher than average amount of casual parking on the road.

Inside, the property has been upgraded with a fully fitted kitchen providing a large range of cupboards plus all appliances integrated: oven/hob/extractor, dishwasher, washing machine and fridge/freezer. The bathroom too has been refitted in a tasteful modern style and a pump added to maximise water pressure for the best showers. Wardrobes are in grand supply here! The Master Bedroom has two separate large built-in wardrobes whilst the second bedroom has another large wardrobe.

Outside, the rear garden offers a good degree of privacy as it is not overlooked from the rear which also provides a lovely open green outlook. The front has been neatly flat-scaped with slate chippings, slabbed path and grey picket fencing.

Arlesey mainline station (direct London St Pancras approx 39 mins) 1.3 miles

Local shops 0.3 miles 5 mins walk

Gothic Mede Academy (Lower) 0.3 miles 5 mins walk

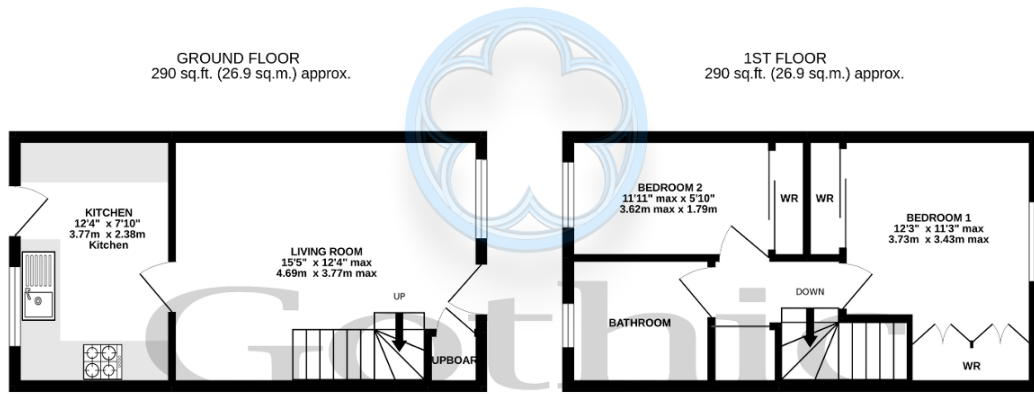
Hitchin centre approx 5 miles

Letchworth Garden City approx 3.5 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 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.





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TOTAL FLOOR AREA: 579 sq.ft. (53.8 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 misstatement. 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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