



3 Bed Detached in Church Lane, Arlesey, SG15 6UX | £460,000

Gothic

Estates.com



Key Features

- Church End home constructed 2016
- High-end finishings throughout
- Beautiful position overlooking St Peters
- Truly spacious approx 105 sq metres!
- Kitchen with appliances & granite tops
- Bay-front Living Room with log burner
- Large Master with en suite
- Two further double size bedrooms

Description

* 4 mins WALK TO STATION * Beautiful outlook toward St Peters Church * 3 DOUBLE BEDROOMS with Master Ensuite * Spacious rooms throughout: 105 sq metres!! * Marble floors and granite counters * See WALK-THROUGH VIDEO here...

Constructed 2016 and still much like new, this luxuriously finished home sits directly opposite St Peters Church and just a few minutes walk from Arlesey's mainline station direct into London St Pancras. We are advised that the former Vicars Inn pub to the left is now permanently closed by the owner and due for conversion to a private dwelling with two or three further homes to the rear.

The property, at approx 105 sq m (1133 sq ft), has truly generous room sizes throughout including a Master Bedroom with en suite and two further double bedrooms. Luxury touches include marble floored entrance hall, kitchen and dining room, granite counters in the kitchen along with a whole range of built-in appliances, whilst the whole ground floor has underfloor heating courtesy of the combi boiler. The Living room too is genuinely roomy, featuring a bay window to the front overlooking the church and a cosy fireplace with a real log burner. The garden is fully enclosed with walls and fencing with gated access to the driveway at the side with ample space for two vehicles.

Arlesey mainline station 4 mins walk (direct London St Pancras approx 39 mins)

Nearest local shop 4 mins walk (via Chase Close)

Gothic Mede Academy (Primary) 0.8 mile 15 mins walk

Etonbury Academy (Secondary) 0.9 mile 18 mins walk

Hitchin centre 5.6 miles

Letchworth Garden City centre 4.5 miles

Council tax band E (2604.31 for 2022/23)

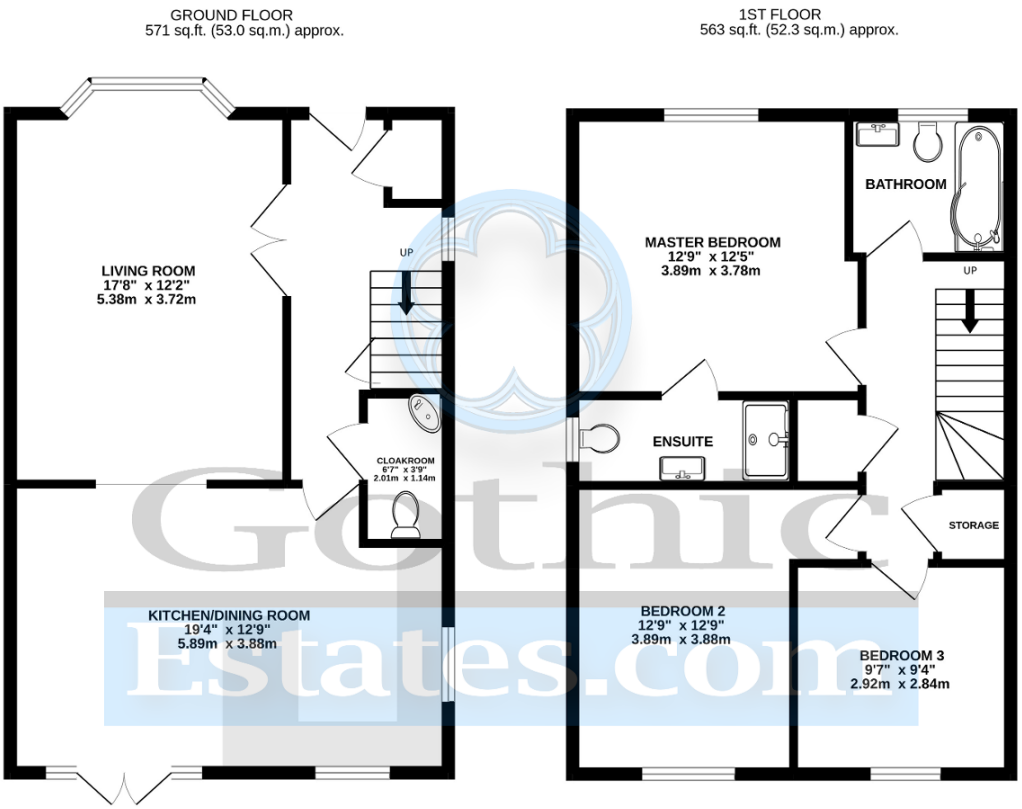
Local mains drainage system approx £12 monthly

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 (approx 11 minutes walk from this home) 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: 1133 sq.ft. (105.3 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

