



3 Bed Detached in Cricketers Road, Arlesey, SG15 6SP | £1

**Gothic**

**Estates.com**

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## Key Features

- NO CHAIN
- Extended detached home with garage
- Three double bedrooms
- Excellent plot size
- Parking for 2/3 plus room for more
- 5 mins drive to Arlesey Mainline Station
- Minutes walk to lower school + shops
- Double glazed and 2015 combi boiler

## Description

SOLD SOLD SOLD

\* NO CHAIN \* Mature EXTENDED detached home \* UPDATE OPPORTUNITY \* 3 DOUBLE bedrooms \* 28' Living/Dining Room \* GENEROUS PLOT - lots of parking \* Potential to convert integral garage \* Double glazed + 2015 Worcester Bosch combi gas CH \* See WALK-THROUGH VIDEO here....

This mature detached home is situated near the middle of the village just minutes walk from the lower school and local shops and 5 mins drive to Arlesey Mainline Station with direct Thameslink trains to London St Pancras and the city. It occupies a larger plot than many with excellent parking, currently 2-3 cars but potential for more.

Accommodation has been extended on the ground floor to provide a 28' / 8.65m main reception along with the good size kitchen and potential to also convert the integral garage. Upstairs, three double bedrooms: Bedroom 1 is particularly long with ample scope for fitting wardrobes whilst Bedrooms 2 and 3 already have built-in double wardrobes.

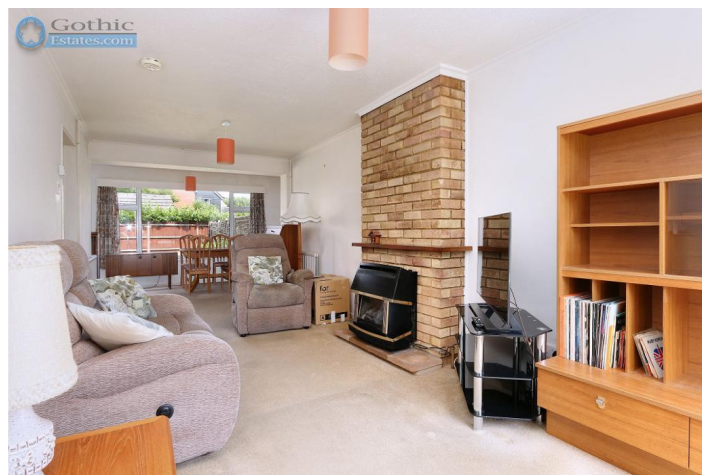
The property has PVC double glazing and had a new Worcester Bosch combi boiler fitted in 2015 which has continued to be serviced. In general the property would now benefit from a program of updating. The sale is subject to grant of probate which is underway and anticipated, if in line with our various recent probate sales, to be received around the end of August.

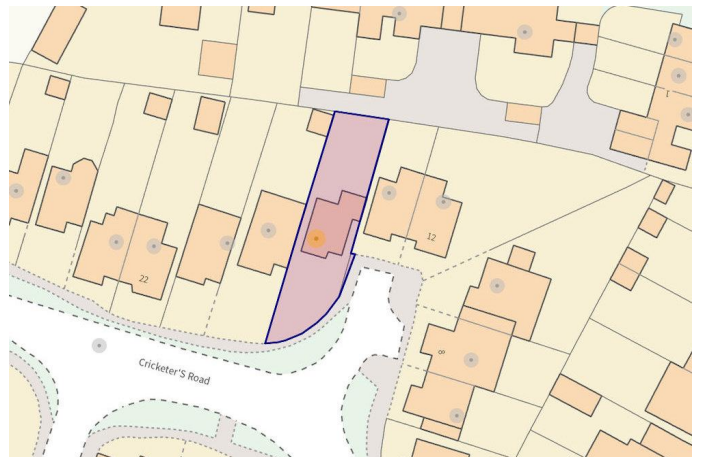
Arlesey Mainline Station (direct London St Pancras c.40 mins) 1.4 miles, 5 mins drive, about 25 mins walk  
Gothic Mede Academy (lower school) 0.3 miles 5 mins walk  
Local shops and takeaways 0.3 miles 5 mins walk  
A1m junction 10: 4.3 miles about 8 mins drive  
Letchworth Garden City & alternative station 3.2 miles  
Hitchin 4.6 miles

Council Tax Band D (2130.80 for 2022/23)

## Location

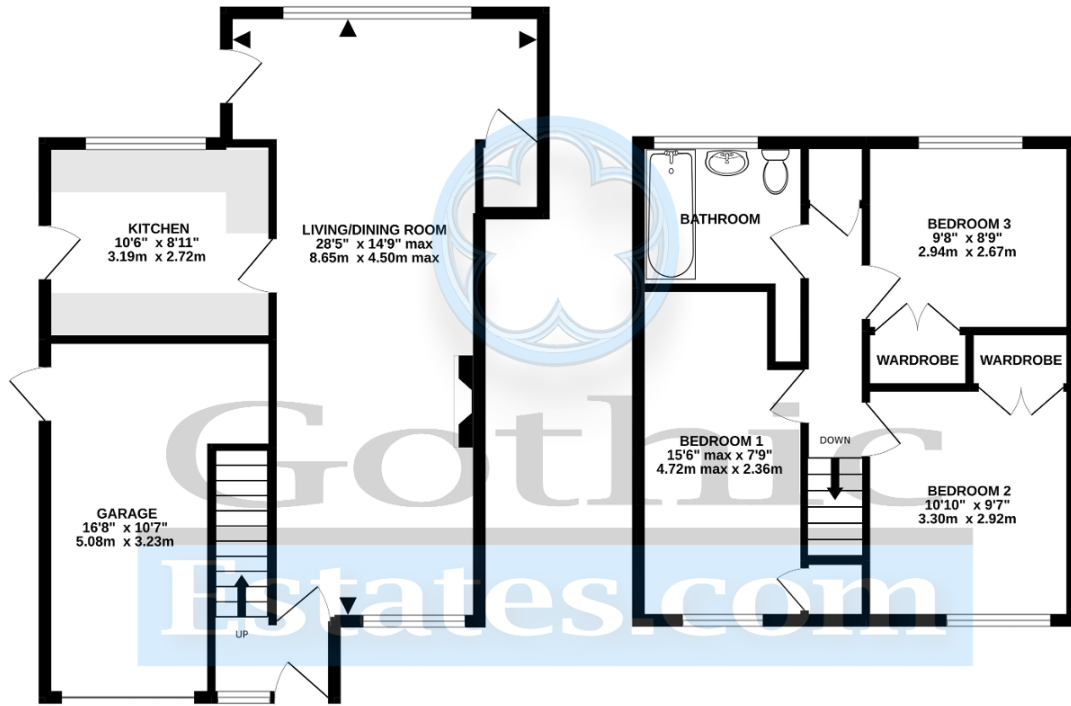
Arlesey is a large village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station (approx 11 minutes walk from this home) with direct travel 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.





GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.

FIRST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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		
69-80	C		78   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		