



3 Bed Semi-Detached in Lynton Avenue, Arlesey, SG15 6TT | £399,500

Gothic

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Key Features

- Extended family semi on LARGE PLOT
- Approx 100' / 31m south-facing garden
- Vaulted/skylight contemporary Kitchen
- 23 x 12 Main reception with French doors
- Brick outbuilding including extra WC
- Driveway parking for 3+ cars
- 2 minutes walk to local school + park
- 1 mile approx 20 minutes WALK TO STATION

Description

* EXTENDED semi in desired row near School & Park * 100' / 31m SOUTH-FACING rear garden * Recent KITCHEN EXTENSION with vaulted ceiling & skylight * Family-size 23 x 12 Main Reception * Brick outbuilding with extra WC * Parking for 3+ and WALK TO STATION * See WALK-THROUGH VIDEO here...

Desirable row of homes due to central location and school/park proximity, long south-facing rear gardens and potential to extend (just look at some of the neighbouring homes). This example has already been extended to the front to provide a much larger kitchen and retains the opportunity to further extend to the rear and side, possibly incorporating (or replacing) the brick outbuildings. The size of the rear plots means extension has limited impact on garden size and all these gardens face south to the rear with the low-rise Lower School site to the rear and the adjacent local park. It's also just 1.0 mile from the mainline station (direct to London St Pancras) - that's 15 - 21 minutes walk.

As well as the 100' / 31m rear garden, there's a sizeable gravel driveway to the front/side with easy parking for 3 cars and the current brick outbuilding provides great secure storage plus a useful garden WC. Inside the home is decorated and presented to a splendid standard with only amendments to personal taste appropriate. There's 3 bedrooms: two good doubles and a decent size single that will fit perfectly for most families. Remember these homes built in the early 50s are all brick construction with no stud walls.

Arlesey mainline station (direct London St Pancras 39 mins) 1.0 mile 15 - 21 mins walk

Lower School & Nursery 0.1 miles under 2 mins walk

Nearest shop and thatched pub 0.3 miles 5 mins walk

Other local shopping / take-aways etc under 10 mins walk

A1(M) J10 3.8 miles approx 7 mins drive

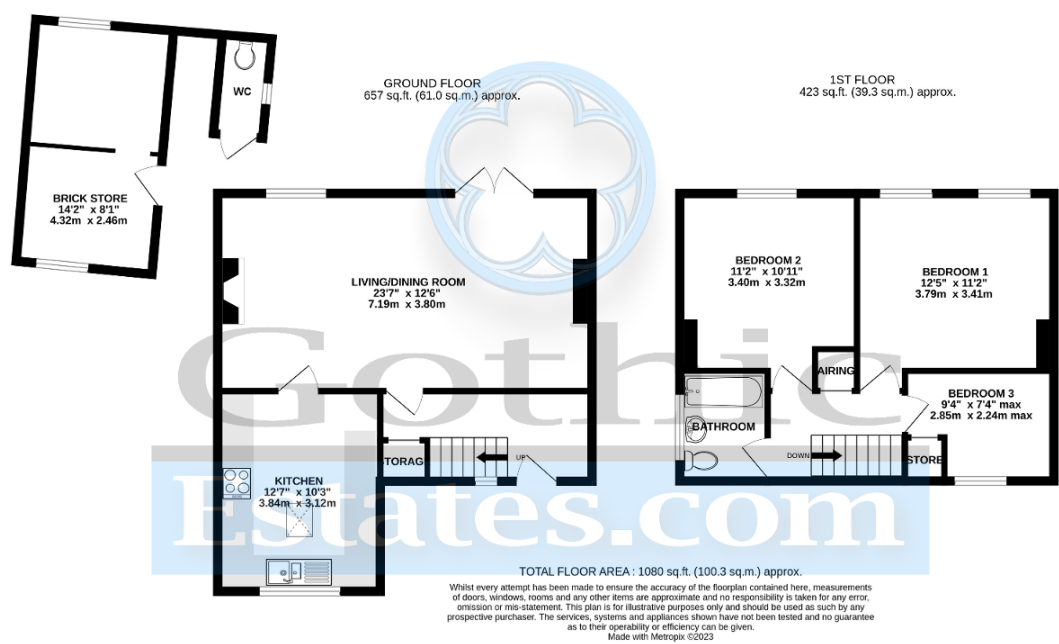
Council tax band C £1894.03 for 2022/23

Location

Arlesey is a large, growing 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.







Energy Efficiency

