



2 Bed Terraced in Lamb Meadow, Arlesey, SG15 6RY | £285,000

Gothic

Estates.com



Key Features

- Ideal 1st Time Buy with GARAGE + PARKING
- Two DOUBLE Bedrooms
- Open plan ground floor plus front porch
- Living Room with workstation space
- Spacious Kitchen/Diner with patio doors
- Enclosed rear garden with gate to garage
- Generous front garden means good setback
- See WALK-THROUGH VIDEO here...

Description

* Ideal First Time Buy * Two DOUBLE Bedrooms * GARAGE & PARKING * Spacious Kitchen with Dining space * Open plan Living Room with workstation space * Double glazed + Bosch combi gas central heating * Fenced garden - back gate to Garage * See WALK-THROUGH VIDEO here....

Fantastic opportunity - very little available at this price with a GARAGE and parking, plus this property has two double bedrooms too - great for young families, guests and sharers. The property is nicely set back from the road with a proper front garden and hedge whilst at the back, the enclosed garden has a back gate leading directly to the adjacent garage and parking space.

The enclosed porch provides a great space for coats & boots and leads through to the Living Room with open access through to the Kitchen/Diner at the back. The Living Room is set up with a workstation space and provides ample space for a sofa, cabinets & TV. The Kitchen/Diner provides both dining space looking out to the rear garden and plenty of storage with a built-in oven & hob.

Upstairs the design has allowed for two generous bedrooms, both with space for double beds and wardrobes (Bed 1 currently has a Super King in it). Bathroom is clean, white and bright!

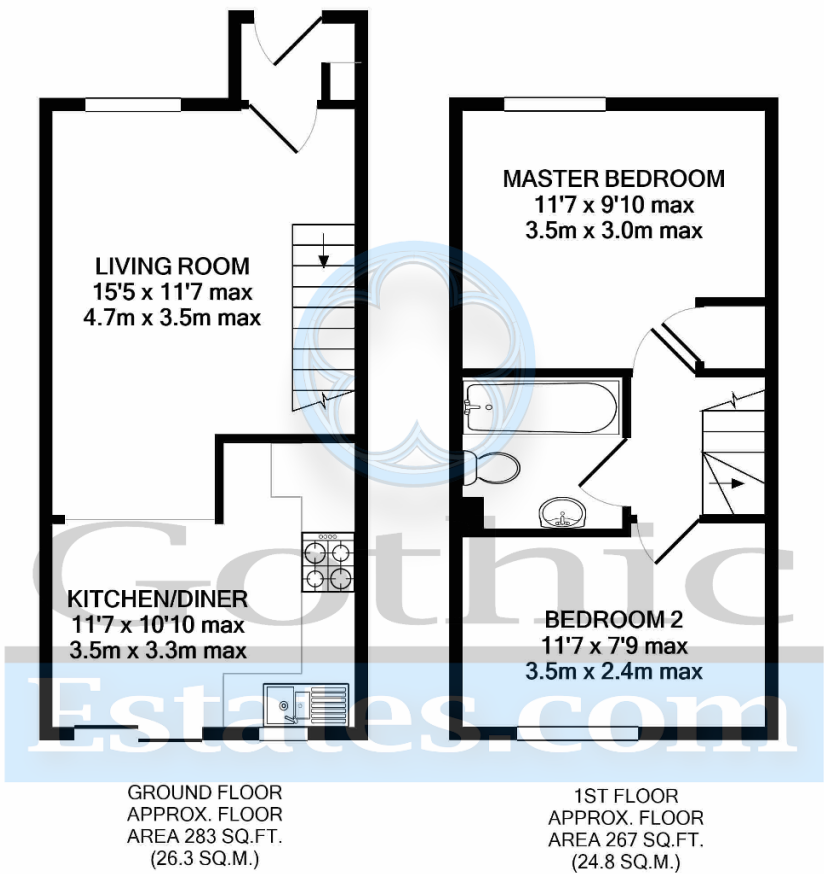
Lamb Meadow is situated in the central part of the village with local shops and take-outs just a few minutes walk. It is also just minutes walk to fantastic country trails along the River Purwell (The Hicca Way) and along West Drive toward Fairfield Hall (with Bannatyne's Gym) and trails around Blue Lagoon.

Local shopping & take-outs 0.2 miles 3-4 mins walk
Gothic Mede Academy (Lower School) 0.6 miles 10 mins walk
Acrewood Nursery 1 min walk
Arlesey Mainline station (direct London St Pancras & City) 1.7 miles
Letchworth Garden City (+ alternative train line) 3.3 miles
Hitchin centre 4.5 miles

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.





TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

