



3 Bed Semi-Detached in Stotfold Road, Arlesey, SG15 6XR | £475,000

Gothic

Estates.com



### Key Features

- Extended non-estate family home
- 6-8 minutes WALK TO STATION
- Magnificent vaulted Kitchen/Family Room
- Generous south-facing garden
- Huge 17 x 17 garden cabin / gym space
- Three bedrooms + loft office
- Driveway for 3-4 cars + small garage
- Utility Room / laundry

## Description

\* EXTENDED non-estate family home \* Minutes WALK TO STATION \* Magnificent VAULTED Kitchen/Family Room BI-FOLDS to rear \* Long SOUTH-FACING garden with HUGE 17 x 17 CABIN \* Three excellent bedrooms plus LOFT OFFICE \* Utility Room & small garage \* Driveway for 3+ cars \* See WALK-THROUGH VIDEO here....

This extended family home is a fabulous whole package - location, accommodation, presentation, extras and plot are all highly rated by us.

### LOCATION

A non-estate position with Arlesey's mainline station just 6-8 mins walk in one direction and the A507 leading to the A1 a few minutes drive in the other direction. There's also a large local convenience just a few hundred metres away and country walks including the Hicca Way and river by the station.

### ACCOMMODATION

The original ground floor layout has been extended to the rear and side, now providing the WOW-factor Kitchen/Diner/Family Room with vaulted roof and skylights, a guest cloakroom/WC, a separate utility room and a small garage suitable for storage/bikes/large motorcycle. Upstairs the bedrooms were already well proportioned, especially the master, and there's also a bonus loft room used as an office.

### PRESENTATION

The majority of the home has been re-decorated and represents a move-in-ready opportunity. The front driveway is block paved with a shingle section (currently hosting a caravan) and is therefore neat and low-maintenance. The rear garden has been well-thought out and executed, again requiring minimal maintenance.

### EXTRAS

In the process of creating the large Kitchen/Family Room, all new kitchen fittings were installed including a hidden corner 'walk-in' pantry unit, side-by-side twin fan ovens, oversize induction hob and integrated dishwasher. The guest cloakroom/WC has been cleverly installed utilising space under the stairs. The bathroom incorporates a wet-room area adjacent to the bath - ideal for splashy bath times and in-bath shower use. It might go without saying but the 17 x 17 (5.4m x 5.4m) cabin is one HUGE extra and viable as an office, a gym, a studio or an entertainment space.

### PLOT

Even with the rear extension and the large cabin, the garden is still around 50' (15m), not too big, not too small and enjoys a south-facing aspect for sun from mid-morning to sundown. The frontage right now easily accommodates the owner's two cars and caravan, or three cars with a fourth possible depending on size.

Arlesey mainline station (direct London St Pancras from 39 mins) 0.4 miles 6-8 minutes walk  
Nearest local shop 100m  
Nearest pub The Old Oak near the station, with garden  
A1(M) J10 2.9 miles 5 mins drive  
Letchworth Garden City centre 4.0 miles 8 mins drive  
Hitchin centre 8.0 miles 15 mins drive  
Council tax band D

## 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.



