



2 Bed Terraced in High Street, Arlesey, SG15 6SZ | £289,000

Gothic

Estates.com



Key Features

- Spacious cottage with parking
- Rare cul-de-sac off the High St
- Approx 15 mins walk to station
- Two double bedrooms
- Master with quality fitted wardrobes
- Approx 85' (26m) westerly garden
- Generous Living/Dining Room + open fire
- Extended Kitchen

Description

* Spacious cottage with PARKING * Rare cul-de-sac off the High St *
Approx 15 mins WALK TO STATION * Two double bedrooms * Master
with quality fitted wardrobes * Approx 85' (26m) WEST-FACING
GARDEN * Generous Living Room with open fire * Extended Kitchen *
Windows/front door/boiler new c.5 years *

Situated on a private cul-de-sac set back from the High Street, this cottage is just 15 mins walk to Arlesey's mainline station direct into London and has off-road parking on the front. The cottage ground floor features a generous open-through Living/Dining Room with a real open fire, leading through to an extended Kitchen with modern cottage style cabinets, fitted oven/hob/extractor and space for a dishwasher. A stable style back door leads out to the garden (with a cross-passage) which is approx 26m/85" long and has a substantial shed at the bottom. The garden faces west meaning great sun on the whole space from late morning through to sunset.

Upstairs there's two double bedrooms, one larger with full-width Sharp fitted wardrobes and the second smaller but still takes double bed, ideal as spare room and/or workspace. The bathroom is on the ground floor at the back, has a bath with shower over and also houses the Vaillant combi boiler.

With its recent boiler, windows and wardrobes etc along with character features like the open fire PLUS the off-the-main-road position, parking and station proximity, this cottage really is a great choice.

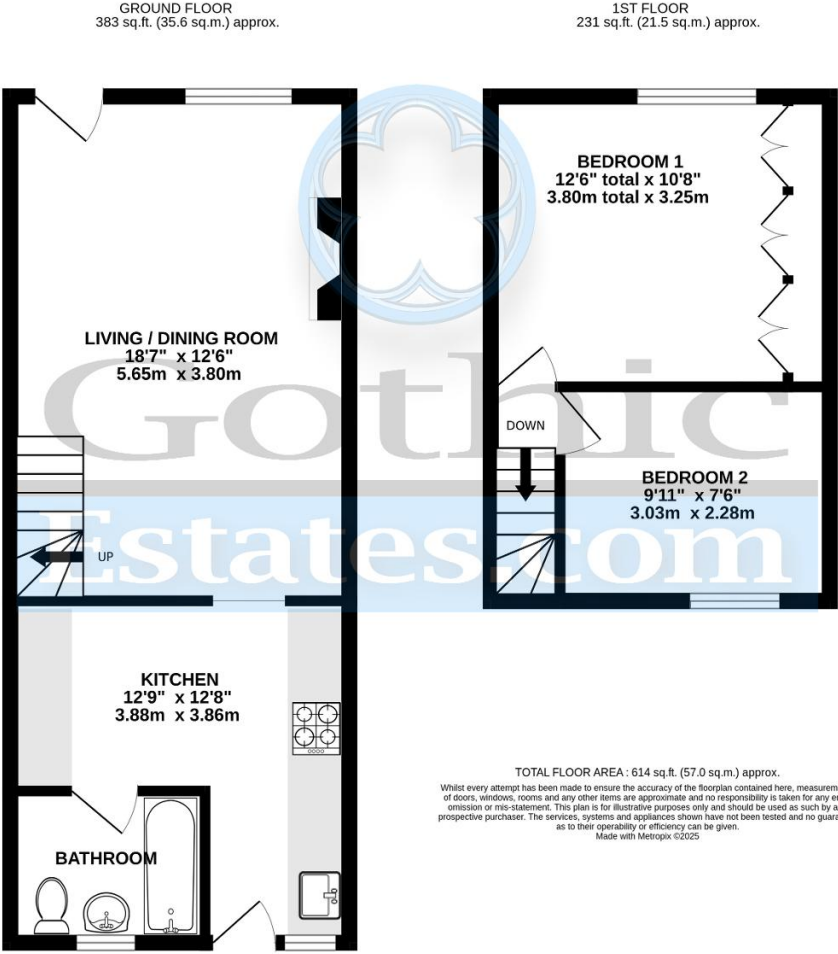
Arlesey mainline rail station (direct London St Pancras from 39 mins)
0.9 miles 15-19 mins walk
Gothic Mede Academy (Lower School) 0.1 miles 3 mins walk
Nearest local shop 0.1 miles 3 mins walk
Nearest local pub (thatched with family garden) 0.1 miles 3 mins walk
A1(M) j10 3.7 miles
Letchworth Garden City centre 3.8 miles
Hitchin centre 5.1 miles
Council tax band B

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		