



3 Bed Semi-Detached in St Peters Avenue, Arlesey, SG15 6UR | £379,950

**Gothic**

**Estates.com**

Estates.com

 **VIDEO**



## Key Features

- CHAIN FREE renovation opportunity
- Church End - WALK TO STATION
- Large plot 0.14 acre
- Traditional 1920s 3 bedroom semi
- Conservatory addition
- Generous frontage + 36m rear garden
- Driveway extends via side to rear
- See WALK-THROUGH VIDEO here...

## Description

\* CHAIN FREE renovation opportunity \* Desirable Church End avenue - MINUTES WALK TO STATION \* Large plot c. 0.14 acre \* 1928 3 bed semi + conservatory \* Driveway parking \* Modern combi gas rad central heating \* Double glazed \* MUST SEE: 36m garden \* See WALK-THROUGH VIDEO here...

Rare opportunity on desirable Avenue opposite St Peters Church just 6-8 minutes walk to Arlesey Mainline Station with direct trains to London St Pancras (approx 40 mins). The property is available chain free, subject to receipt of Grant of Probate.

The three bedroom semi-detached home was constructed approx 1928 on a generous plot of approximately 0.14 acre - that means a front garden and driveway of about 12m x 10m (40' x 32') and a rear garden of about 36m x 10m max (120' x 32'). The driveway continues to the side of the house to an old garage at the back. A conservatory was added to the rear of the house in 1998.

The property is very clean but of course dated in its fittings and decor, excepting the central heating which had an overhaul and new combi boiler in 2018 whilst windows were replaced c.2000 with PVC double glazing. Note services have not been tested and buyers should satisfy themselves as to the current condition.

Arlesey mainline station 0.4 miles 6-8 minutes walk  
Nearest local shop 0.2 miles 3 mins walk  
Lower school Gothic Mede Academy 0.8 miles 15 mins walk  
Secondary school Etonbury Academy 0.8 miles 15 mins walk  
A1(M) j10 3.1 miles approx 7 mins by car  
Letchworth Garden City centre and station 4.3 miles  
Hitchin centre 5.8 miles

Notes:

Council tax band C

EPC assessment on 17th March

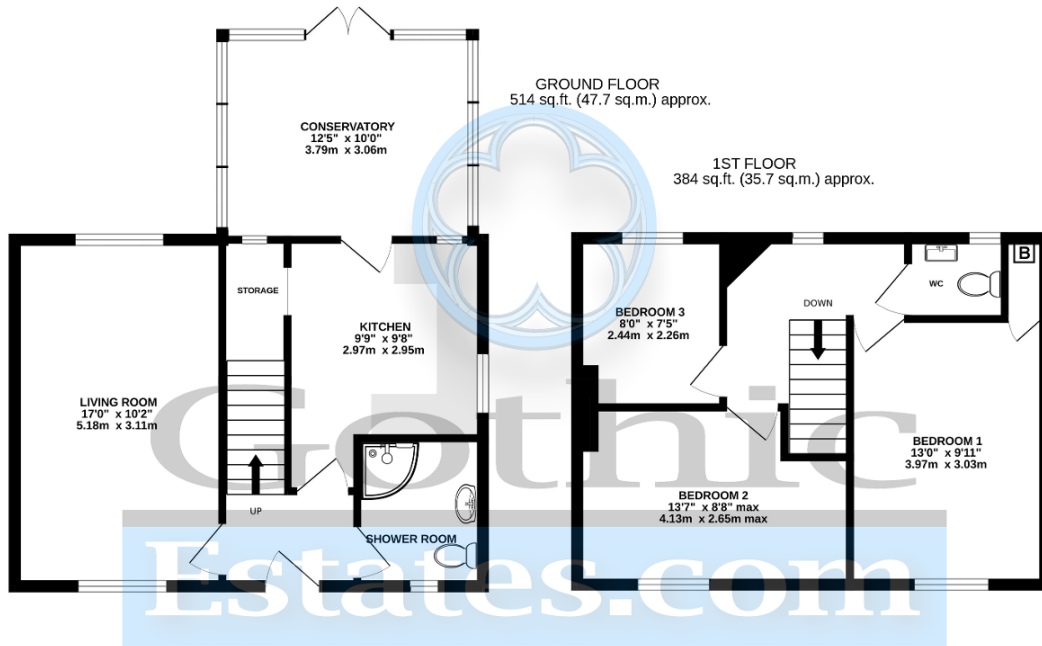
External measurements approximate, buyers should confirm if vital

## 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.







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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