



2 Bed Terraced in Ramerick Gardens, Arlesey, SG15 6XZ | £299,000

Gothic

Estates.com



### Key Features

- Extended 2 bedroom home c.820 sq ft!
- Loft conversion adds Study/Playroom etc
- Conservatory adds space to rear
- End of cul-de-sac position
- Garden with rear access
- Allocated parking
- Gas rad central heating & double glazing
- See WALK-THROUGH VIDEO here...

## Description

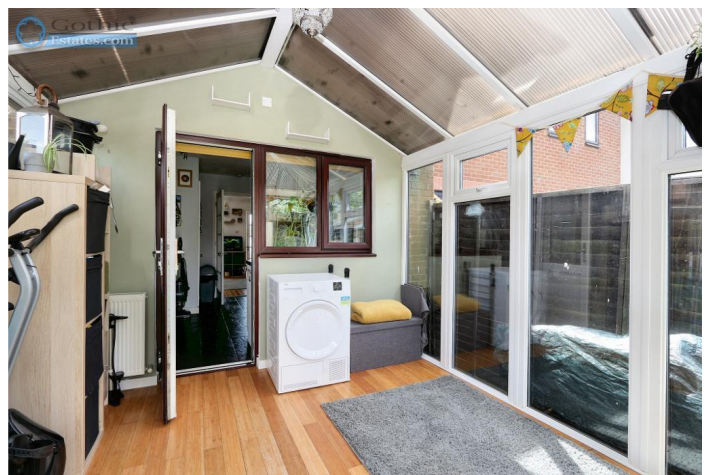
\* EXTENDED end of cul-de-sac home \* Conservatory adds space at rear  
\* LOFT CONVERSION adds Study/Playroom/occasional Bed 3 \* Fitted Kitchen/Breakfast Room \* Off-road parking \* Ideal First Time Buy \* See WALK-THROUGH VIDEO here....

Rarely seen loft conversion already done on this two bedroom cul-de-sac home and this, along with a spacious conservatory at the back adds plenty of space - now approx 820 sq ft (76 sq m), around 45% more floorspace than the original houses. There's everything you need here with gas central heating, double glazing, neatly organised back garden and off-road marked parking for one plus additional on-road parking. The house is at the end of a cul-de-sac facing a small green area meaning no through traffic. Ramerick Gardens is on the southern edge of Arlesey, closest to Hitchin and Letchworth. There are two rail station/rail line options readily accessible: Arlesey into St Pancras and Letchworth into Kings Cross.

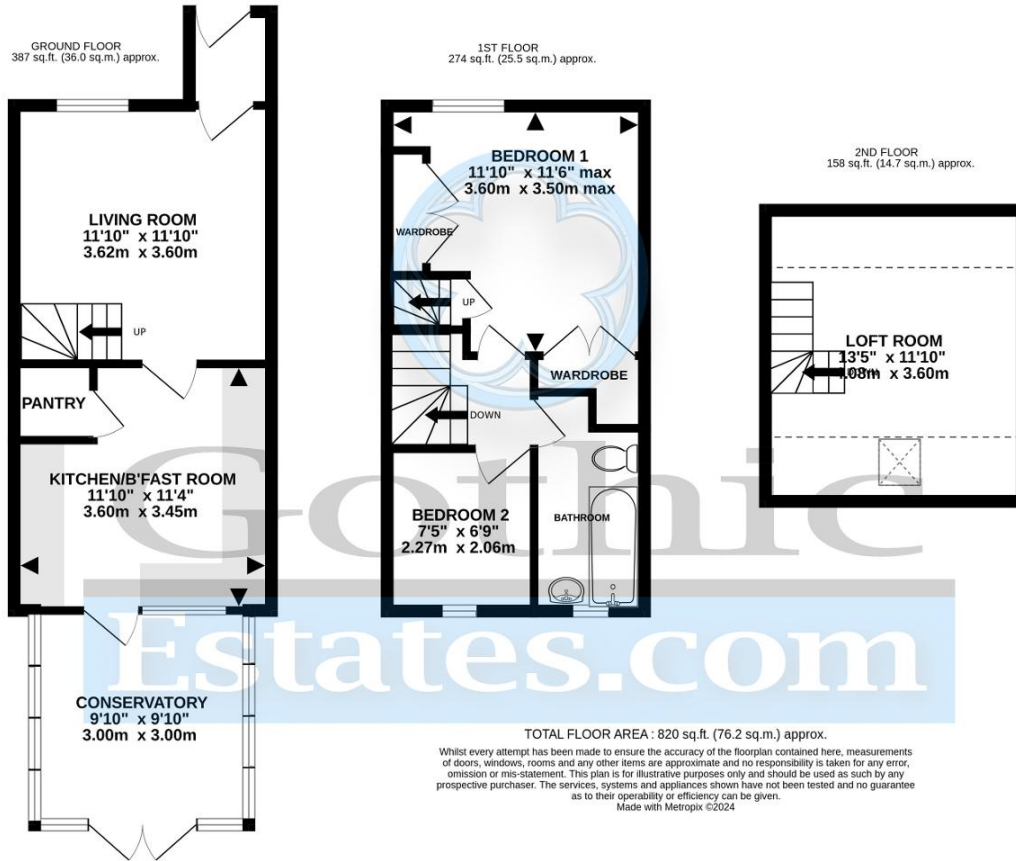
Arlesey Station 2.2 miles (from 39 mins direct London St Pancras)  
Letchworth station 2.6 miles (from 29 mins direct London Kings Cross)  
Nearest local shops 0.7 miles  
Gothic Mede Academy (Lower) 1.1 miles  
Hitchin centre 4.0 miles  
Council Tax band C

## 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

