

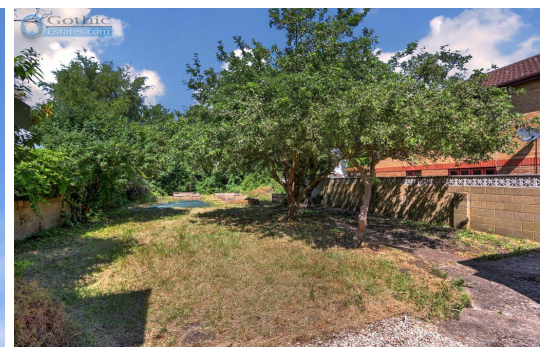


4 Bed Detached in Hitchin Road, Arlesey, SG15 6RR | [Guide Price £1](#)

**Gothic**

**Estates.com**

Estates.com



## Key Features

- VACANT - CHAIN FREE
- Substantial detached Victorian home
- 0.16 acre plot - westerly rear aspect
- Extended to rear - over 2000 sq ft
- Four bedrooms, three receptions
- Generous Kitchen plus separate Utility
- Large walled garden with fruit trees
- Off-road parking and rear workshop



## Description

SOLD SOLD SOLD

\* VACANT - CHAIN FREE \* Detached Victorian home \* EXTENDED over 2000 sq ft \* 0.16 acre with LARGE WESTERLY GARDEN \* Four bedrooms, three receptions \* Potential for updating and improving \* Many character features remain \* See WALK-THROUGH VIDEO here....

Welcome to the 'The Gables', a fine double-fronted, detached Victorian home c.1900 with later rear extensions and a substantial plot of approx 0.16 acre. There is off-road parking to the front for two large vehicles and a side access leading to a courtyard area and former garage/workshop at the rear. The garden at the back is approximately 35m (110 ft) long with a walled perimeter and several mature fruit trees.

Inside, the original part of the home displays desirable Victorian character including tall ceilings, original mouldings, staircase and internal doors, whilst the newer parts to the rear (constructed with sympathetic 'Arlesey White' brick) add significant additional floor space to suit modern living. Principle rooms include a large 'opened-through' reception, a bay front second reception and a sizeable family/lounge room in the newer part leading onto the garden. Three of the four bedrooms are grand doubles in the original part of the house, with a fourth spare bedroom in the extension along with a shower room. There is also a generous bathroom on the ground floor with adjacent cloakroom. The kitchen is also roomy, with a separate Utility Room, and the dated nature of the kitchen may present the opportunity to re-work this area to create an even larger kitchen integrating with the Utility and Family Lounge at the back.

The property has been rented for many years and now presents a rare opportunity for updating to create a magnificent, character family home in this increasingly popular village with its own mainline rail station.

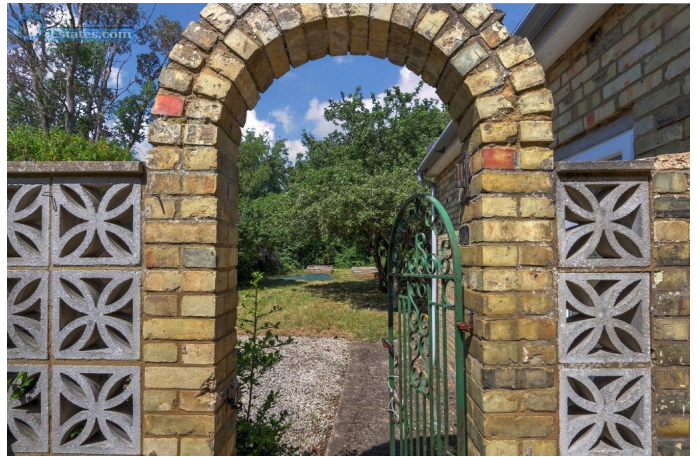
Arlesey mainline rail station (direct London St Pancras from 39 mins)  
1.7 miles  
Hitchin centre 4.4 miles  
Letchworth Garden City 3.0 miles (plus alternative rail line direct Kings Cross)  
Nearest local shops 0.1 mile approx 2 mins walk  
Gothic Mede Academy (Lower) 0.6 miles approx 10 mins walk  
Council tax band F

## 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.

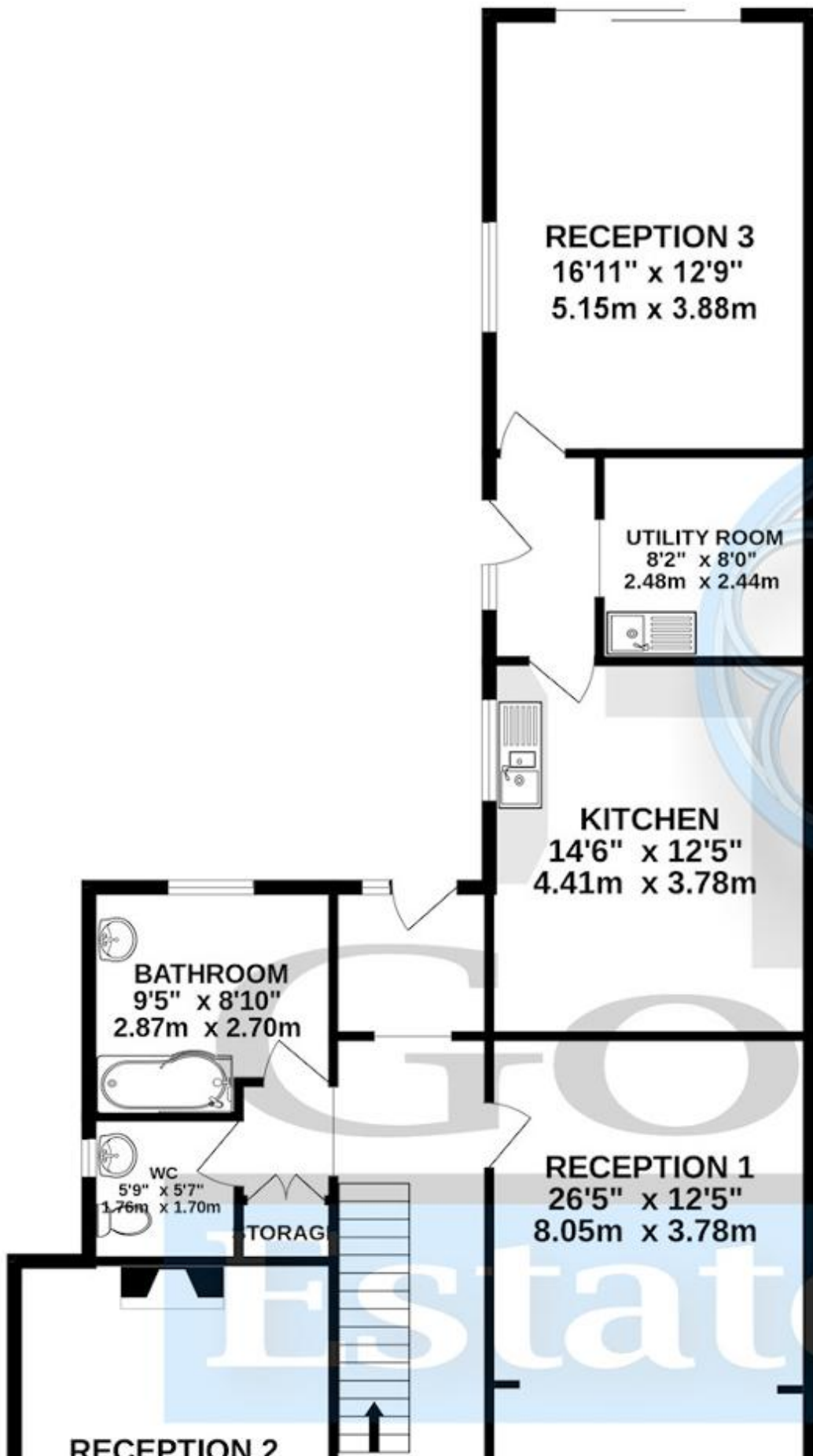




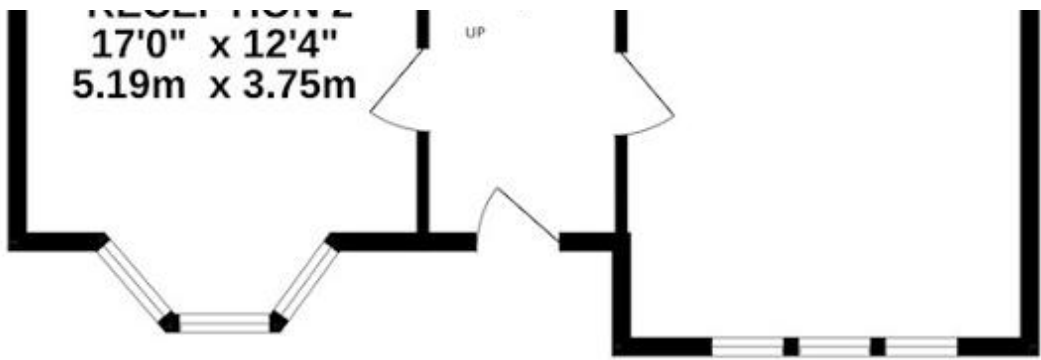








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of doors, windows, ro  
omission or mis-stat  
prospective purchaser.



GROUND FLOOR  
1309 sq.ft. (121.6 sq.m.) approx.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		