



4 Bed Semi-Detached in High Street, Arlesey, SG15 6TB | £475,000

Gothic

Estates.com

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VIDEO



### Key Features

- Extended character home
- Four bedrooms, Master Ensuite
- Large plot approx 50m (165') garden
- Parking, driveway and Garage
- Family size 7m / 23' Kitchen/Dining Room
- Living Room with real open fireplace
- Master Suite with Juliet balcony
- Excellent size Bedrooms 2, 3 & 4

## Description

\* No long chain: SELLER BUYING VACANT \* Character home on LARGE PLOT \* Four bedrooms with MASTER ENSUITE \* 50m (165') rear garden \* Parking + side driveway + GARAGE with attached workshop \* 7m (23') Family size Kitchen/Dining Room \* REAL FIREPLACE \* See WALK-THROUGH VIDEO here...

Situated around 15 minutes walk to Arlesey's mainline rail station and just a few minutes walk to the local lower school, this family-size, extended home offers character, remarkable space and convenience. Originally built c.1930s, the property has been extended to the front, back (on two floors) and upward too: a professional attic conversion with rear-facing dormer provides the Master Bedroom with a contemporary glass-screened Juliet balcony and its own full bathroom. There are three good bedrooms on the middle floor with another full bathroom whilst on the ground floor there's an entrance hall, Living Room with open fireplace and a large open-plan Dining Room and Kitchen extending to 7m (23')!

Outside, there's off-road parking for 2 cars side-by-side with room to spare plus a side driveway leading to a substantial pitched-roof (with recently installed solar panels) garage building incorporating both the garage space and a separate workshop area at the rear. The garden is long by any standards at around 50m (165') from the back of the house to the back fence and provides adaptable sections ideal for gardeners and the growing family alike.

Arlesey mainline station about 15 mins walk 0.9 miles (direct London St Pancras c.39 mins)

Gothic Mede Academy (Lower) and recreation ground about 3 mins walk 0.1 miles

Nearest local shop about 3 mins walk 0.1 miles

Nearest pub (thatched with family garden) about 3 mins walk 0.1 miles

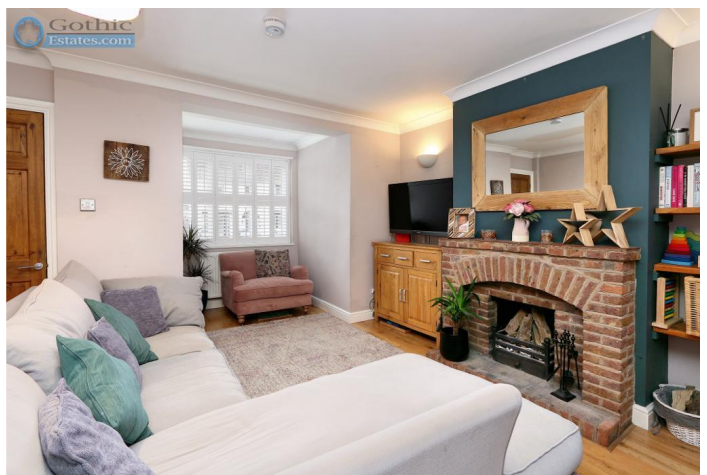
Letchworth Garden City 3.8 miles (with alternative train line)

Hitchin centre 5.2 miles

Council tax band C

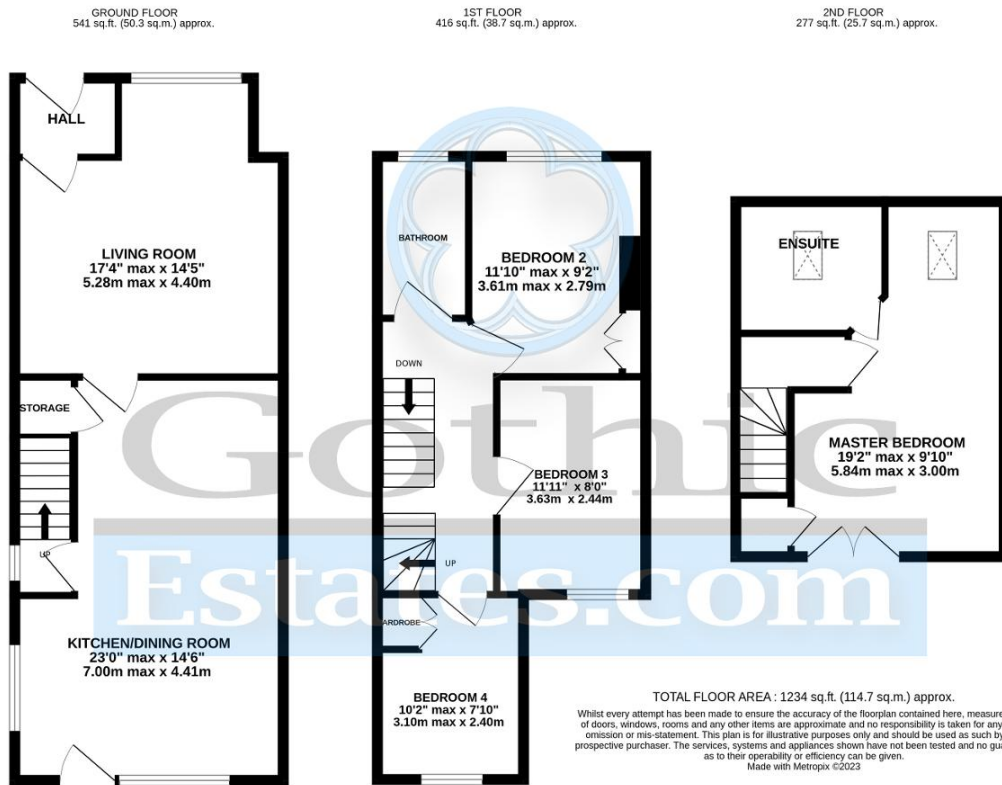
## Location

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		