





## **Key Features**

Extended non-estate family home
Four bedrooms, two bathrooms
8-10 mins walk to station
Generous south-facing garden
Magnificent open-plan Kitchen/Family Rm
Living Room with woodburner fireplace
Driveway parking for 4-6 cars
See WALK-THROUGH VIDEO here...

## Description

\* WALK TO STATION about 8 mins \* Two-storey EXTENDED semi \* HUGE open-plan Kitchen/Family Room \* Four Bedrooms, Two Bathrooms \* Generous SOUTH-FACING garden \* Driveway parking for 4-6 \* Non-estate Church End location \* Living Room with woodburner \* See WALK-THROUGH VIDEO here...

Fantastic tick-list with this extended, four bedroom Church End family home including a grand (24 x 22!) Kitchen/Family Room, south-facing garden, two bathrooms (bath down, shower up), parking for many vehicles (plus additional side drive) and all in under 10 mins walk of Arlesey's mainline rail station - direct into London St Pancras from 39 mins.

These avenues (Glebe Avenue and the parallel St Peters Avenue) offer fantastic plots just a short walk from the station. As might be expected, the properties are gradually being enlarged and improved from simple beginnings in around 1930 with increasingly large extensions yielding increased values underpinned by the plot sizes and station proximity.

Arlesey mainline station (direct St Pancras 39 mins) 0.4 miles approx 8 mins walk

Nearest local shop 0.2 miles about 4 mins walk Nearest pubs 0.3 miles (6 mins) and 0.4 miles (9 mins) A1(M) J10 3.2 miles Letchworth Garden City centre 4.3 miles Hitchin centre 5.8 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.

























Gothic Estates Ltd 150 High Street, Arlesey, Bedfordshire, SG15 6SL Registered in England and Wales No. 11649139 Telephone: 01462 536600 Email: info@gothicestates.com Website: www.gothicestates.com



TOTAL FLOOR AREA: 1289 sq.ft. (119.8 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows: crosen and any other liters 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 operaility or efficiency can be given. A the wind Metroty eS202

## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	в		< 88 B
69-80	С		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		