



2 Bed Bungalow detached in Stotfold Road, Arlesey, SG15 6XR | £525,000

Gothic

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 **VIDEO**



Key Features

- Fabulous south-facing 80' garden
- 'No step' level access extended bungalow
- Extensively refurbished - WOW factor
- 27' Reception and 20' Kitchen - LARGE!
- Approx 9 mins walk to mainline station
- Driveway parking for 4 - 5 cars
- Two double bedrooms plus cabin workspace
- Non-estate Church End location

Description

* Deceptively large EXTENDED non-estate bungalow * Magnificent plot with 80' SOUTH-FACING garden * Recently extensively upgraded WOW * Approx 9 mins WALK TO STATION * Driveway parking for 4 - 5 * 2 double bedrooms plus CABIN WORKSPACE * See WALK THROUGH VIDEO here....

Check the floorplan on this extended, no-step level-access bungalow - it's much bigger than it looks and it's situated on a very generous plot just 9 minutes walk to Arlesey's mainline station (direct to London St Pancras). The plot allows for an extensive driveway to the front and side (parking for 4 - 5 cars) and the crowning glory which is the 80' south-facing garden.

The present owners have undertaken an extensive upgrade process through out with a bespoke contemporary style fitted kitchen, high-end re-fitted bathroom, all new decor and flooring and new boiler. The 14' master bedroom has a whole room length of fitted wardrobes, there's a second double bedroom and also a ready-to-use workspace cabin with power ideal for work-from-homers or possibly hairdressers/therapists/dog groomers etc. The cabin can be accessed from the driveway without going through the garden and there's a separate side access on the other side of the bungalow. A new garden shed was also installed in 2022.

For full specification or to book your personal viewing contact us now & don't forget to check out the walk-through video.

Arlesey mainline station (direct London St Pancras from 39 mins) 0.4 miles 9 mins walk

Nearest local shop 150m 2 mins walk

Etonbury Academy (secondary) 0.6 miles about 11 mins walk

Gothic Mede Academy (lower) 1.0 mile about 20 mins walk

A1(M) junction 10 4.6km about 6 mins drive

Hitchin centre 6.8 miles

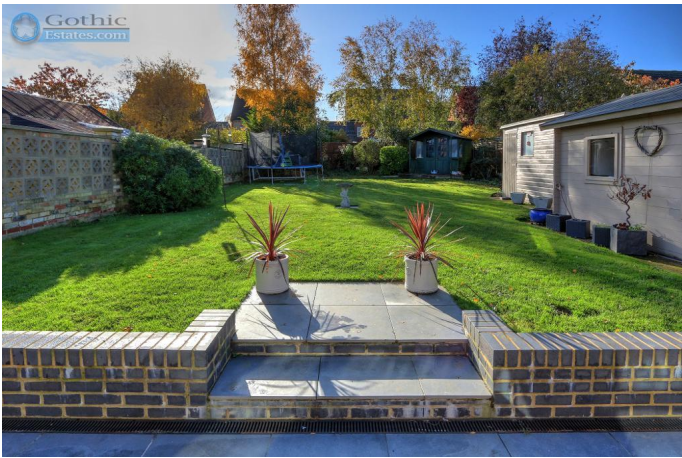
Letchworth Garden City centre 4.0 miles

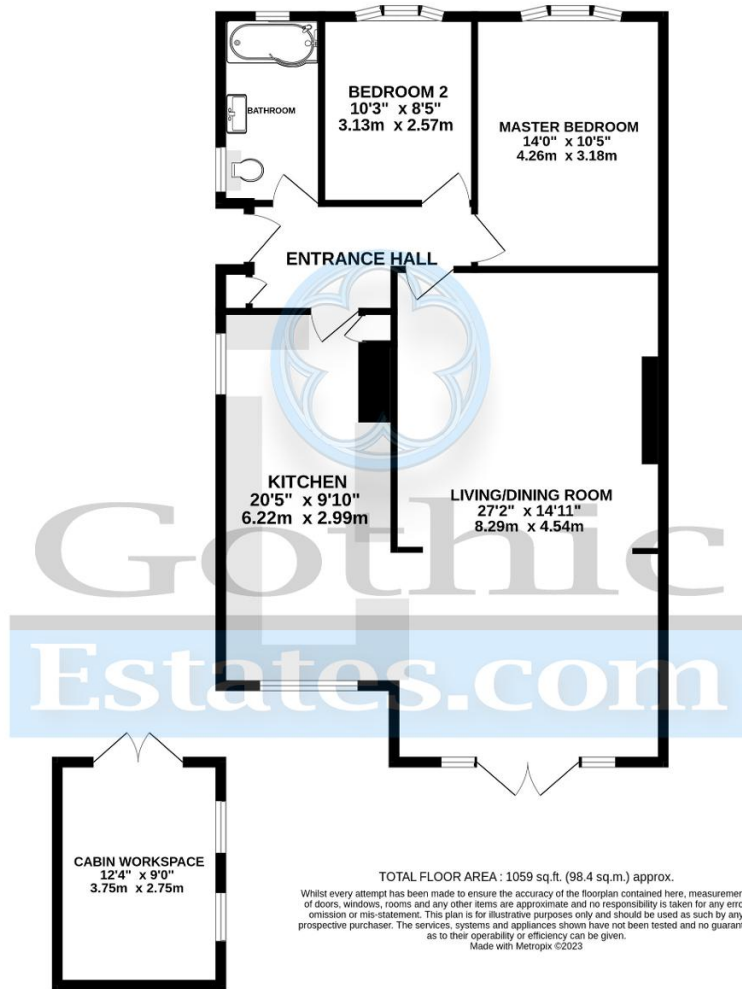
Council Tax band D

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	64 D	
39-54	E		
21-38	F		
1-20	G		