



3 Bed Terraced in Church Lane, Arlesey, SG15 6UL | £319,500

**Gothic**

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## Key Features

- NO CHAIN - Quick move possible
- Church End - WALK TO STATION 9 mins
- Three bedroom family home
- Block paved drive for 3+ cars
- West-facing 50' private garden
- Covered side access to rear
- Update and re-decorate opportunity
- See WALK-THROUGH VIDEO here...



## Description

\* VACANT - NO CHAIN \* Church End WALK TO STATION approx 9 mins \* 3 bedroom family home \* Block-paved DRIVEWAY for 3+ CARS \* Covered side access to rear \* Update and re-decorate opportunity \* See WALK-THROUGH VIDEO here....

Terrific chain-free purchase opportunity approx 9 mins walk to Arlesey's mainline station. The property has a great plot with a 50' (16m) west-facing garden and the whole frontage has been block paved for parking of at least 3 cars. The property has gas central heating and double glazing and a good EPC rating for this era of property as a 'C'. It would now benefit from some updating and redecoration. For convenience, there is a covered side passage giving access to the rear garden and also a block-built, pitched roof outbuilding which is sure to come in handy. Please remember to check out the walk-through video which, in conjunction with the photos and floorplan, will give you a good feel for the property and decor.

Arlesey mainline station (direct London St Pancras from 39 mins) 0.5 miles about 9 mins walk  
Nearest local shop 0.4 miles about 7 mins walk  
Nearest pub The Old Oak 0.3 miles about 7 mins walk  
Hitchin 5.6 miles  
Letchworth Garden City 4.5 miles  
Council tax band C

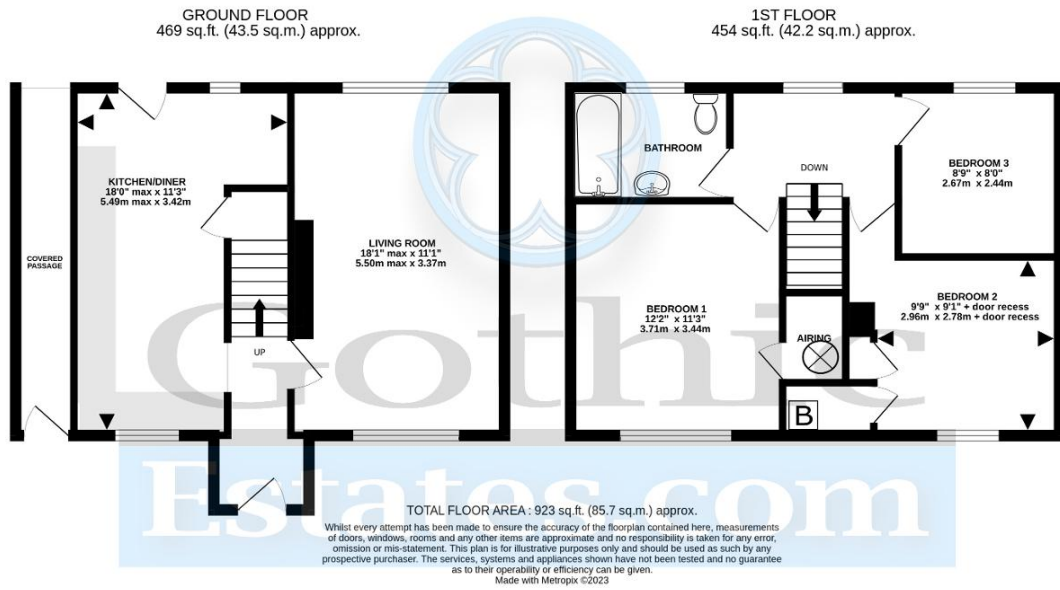
## Location

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		106   A
81-91	B		
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		