



3 Bed Semi-Detached in Church Lane, Arlesey, SG15 6UX | £395,000

Gothic

Estates.com

Estates.com



Key Features

- Large plot with west-facing garden
- Church End 2 mins WALK TO STATION
- 3 bedroom semi with utility room
- Extra-wide garage & 3-4 car driveway
- Fabulous garden with substantial cabin
- Huge extension potential
- Gas rad central heating & double glazing
- See WALK-THROUGH VIDEO here...

Description

* Church End: 2 MINS WALK TO STATION * Fabulous plot with west-facing LARGE GARDEN * Extra-wide garage & easy SIDE-BY-SIDE 3 CAR PARKING * Family 3 bed semi with Utility and BAGS OF EXTENSION POTENTIAL * See WALK-THROUGH VIDEO here....

Rare chance! Non-estate 3 bedroom semi just round the corner from the station - so not backing on but just 2 minutes walk! This home is situated on a far larger than average plot allowing easy 3 cars side-by-side parking on the drive (4 possible) and a magnificent west facing rear garden with a large sandstone patio and garden cabin. The property next door has already had a two-storey side extension and rear extension and our listing presents an opportunity for similar extensions, now or in the future, subject to planning as required. Even with a substantial extension this home would still enjoy a far larger garden than average giving it a desirable 'forever home' prospect, growing with you as you choose.

Other great features include:

Garden cabin with reception space and separate shed storage (power and ethernet from house)

Extra wide single garage

Generous Utility Room between kitchen and garage

Wardrobes in Bedrooms 1 and 2

Re-fitted bathroom

Gated front to rear side access beside garage

Arlesey mainline station (direct London St Pancras from 39 mins) 0.1 miles approx 2 mins walk

Nearest local shop 0.2 miles approx 5 mins walk

Nearest pub 'The Old Oak' <1 min walk

Etonbury Academy (secondary) 0.9 miles approx 20 mins walk

Gothic Mede Academy (pre- and lower) 0.9 miles approx 20 mins walk

Council Tax band C

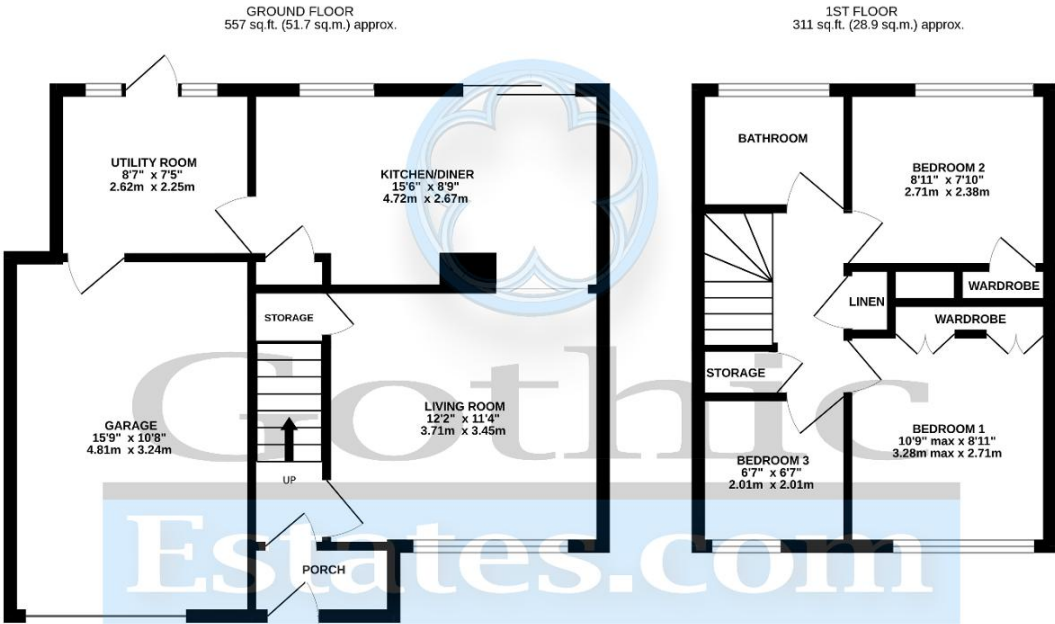
Location

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.





Floorplans



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 operability or efficiency can be given.

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Energy Efficiency

