



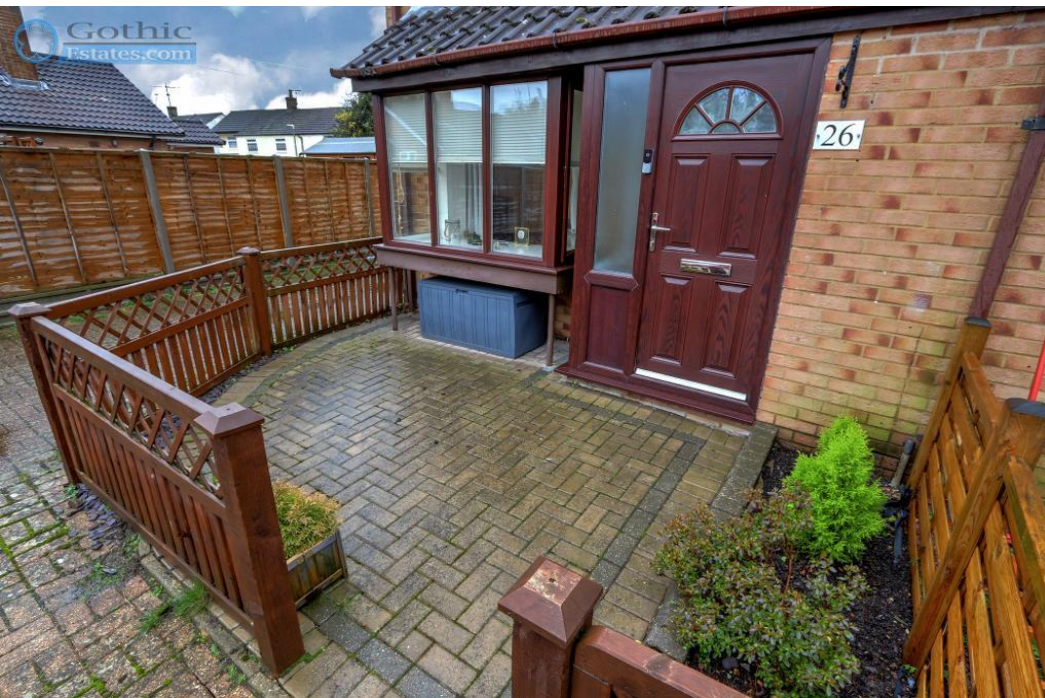
2 Bed Terraced in Station Road, Arlesey, SG15 6RG | £250,000

Gothic

Estates.com

Estates.com

VIDEO



### Key Features

- Fabulous move-in-ready presentation
- 2 bedroom starter home with courtyard
- Allocated parking
- Off-road position
- Re-fitted Kitchen with appliances
- Great storage: four built-in cupboards
- Gas rad central heating & double glazing
- See WALK-THROUGH VIDEO here...

## Description

SOLD SOLD SOLD

\* 2 Bedroom Starter Home \* Off-road parking \* Generous sizes - larger than many \* Move-in-ready presentation throughout \* Fitted Kitchen with built-in appliances \* West-facing front courtyard away from the road \* See WALK-THROUGH VIDEO here...

This 2 bedroom home is one of just 5 dwellings in this small, centrally located development and enjoys a west-facing aspect away from passing traffic. At approx 606 sq ft it's about 10% larger than the most common starter homes. The property recently had a re-refresh with all carpets, flooring and block paving for the courtyard garden. Both Kitchen and bathroom have been updated and the whole property feels fresh and move-in ready. Boiler has been upgraded to a combi, so now there's even more storage - a total of four storage cupboards in this home!

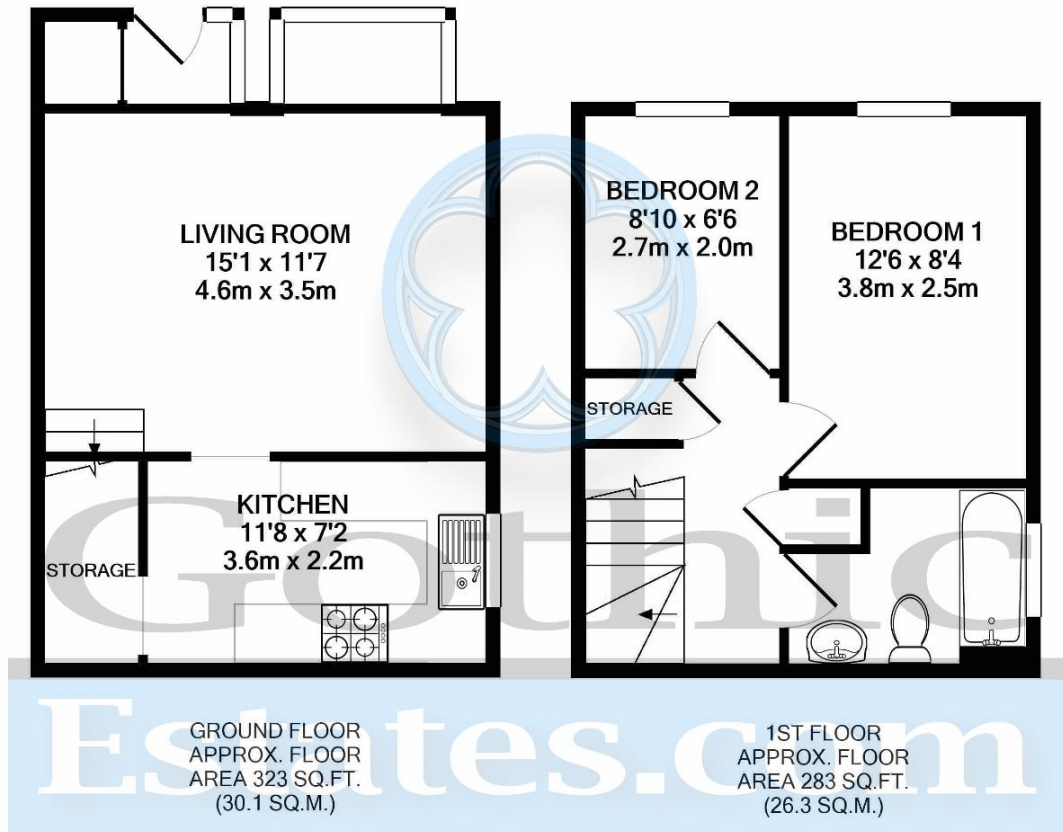
An Entrance Hall with storage cupboard has space for shoes etc and leads into the spacious Living Room with a large box bay window to the front. Kitchen is in a white shaker style with butcher-block effect work-surfaces, built-in double oven and gas hob, integrated Fridge/Freezer, washing machine and tumble dryer. There's walk-in storage in the Kitchen, under the stairs. Upstairs are two bedrooms, landing with two generous built-in storage cupboards and a larger than average bathroom. Outside, a front courtyard garden which faces west for afternoon sun and an allocated parking space.

Local shops 0.1 mile 2 mins walk  
Arlesey mainline train station 1.5 miles  
Letchworth Garden City 3.3 miles  
Hitchin 4.6 miles  
Council Tax Band B

## 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.





TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

