



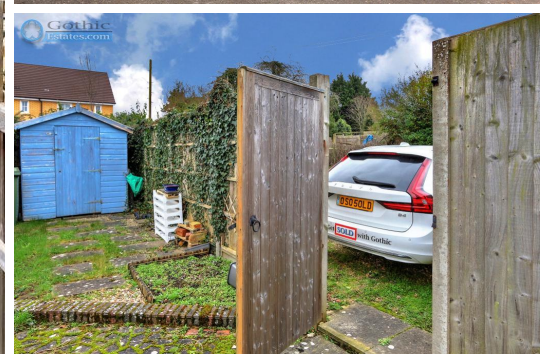
2 Bed Terraced in High Street, Arlesey, SG15 6SN | £269,000

Gothic

Estates.com

Estates.com

VIDEO



## Key Features

- Character 2 Bedroom Cottage with Parking
- Right by the Park (Arlesey Rec)
- Garden gate directly to private parking
- Spacious reception around 17 x 12
- Modern kitchen with built-in oven/hob
- Front garden and 60' (18m) rear garden
- Approx 20 min walk to train station
- Double glazed/gas rad central heating



## Description

\* NO CHAIN \* Character Cottage with PARKING & EV charger \* 2 bedrooms \* 60' garden \* 17 x 12 approx Living/Dining \* Fitted Kitchen \* Right by the Park in the middle of Arlesey \* About 20 minute WALK TO STATION \* See WALK-THROUGH VIDEO here....

This character cottage is located around halfway through the village, just a stone's throw from the park and just over a mile (approx 20 min walk) to Arlesey's mainline train station. A feature important to many is the allocated parking space right next to the back garden (there's also a professionally installed Electric Vehicle charger + cable) and there's plenty of additional public off-road parking nearby.

The home has been pleasantly decorated with a cosy, homely feel and offers a terrific First Time Buy opportunity. Set back from the road with a gated front garden, you first enter the spacious living/dining room with ample space for a proper dining table as well as lounge furniture. Beyond is the Kitchen which has been fitted to maximise the space and includes a built-in oven/ceramic induction hob, washing machine plumbing and space for a tall fridge/freezer. To the back is the shower room with a plus-size shower cubicle, heated towel rail and window to vent.

Upstairs the master bedroom has 3 cupboard doors, the largest of which also houses a Worcester Bosch combi boiler. Bedroom 2 is an L-shape with a wardrobe/cupboard as you enter and ample room for a single bed or office desk. This room enjoys views across the garden. NB A boarded roof space adds useful extra storage!

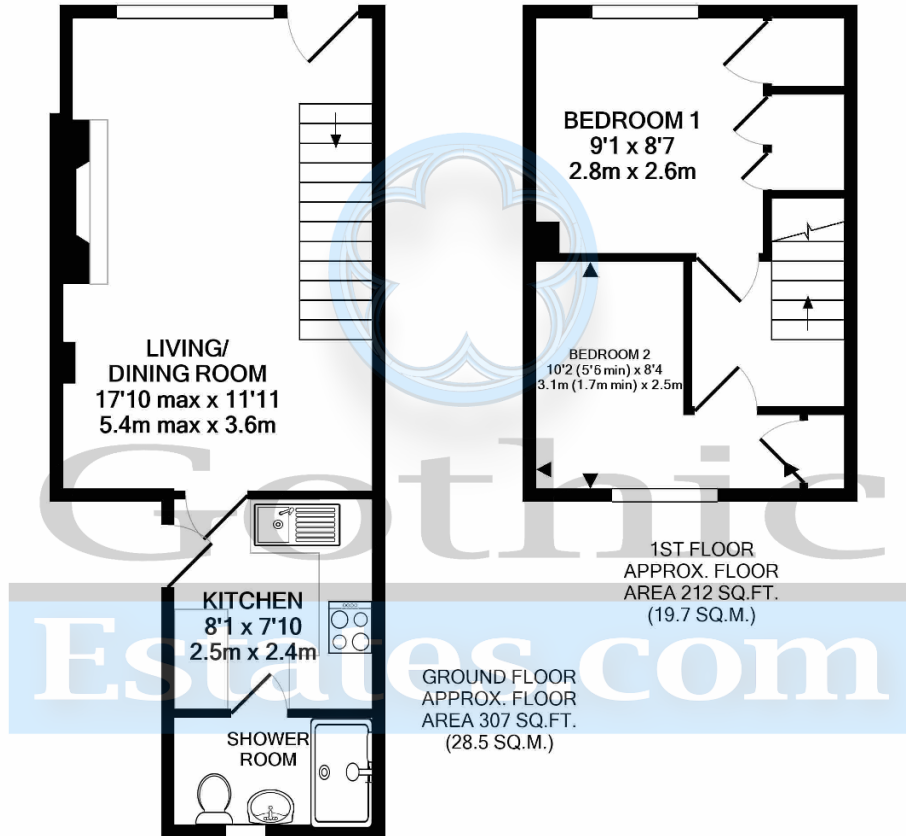
The rear garden is around 60', all enclosed and with a side gate to the parking (EV cable reached to the parking) and the lane to the park. Set up for low-maintenance, the garden is around 2/3 paved with various shrub borders leading on to a lawned area and finally to a garden shed at the back.

Arlesey mainline rail station (from 39 mins direct London St Pancras and Thameslink stations) 1.1 miles about 20 mins walk  
Gothic Mede Academy (Lower) 150m about 1 min walk  
Arlesey Recreation Park 200m about 1 min walk  
Nearest local shops 0.4 miles in both directions about 6 mins walk  
Nearest pub The White Horse thatched with garden 0.4 miles about 6 mins walk  
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.





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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		