



2 Bed End Terraced in Davis Row, Arlesey, SG15 6RB | £309,000

Gothic

Estates.com



VIDEO



Key Features

- Charming Cottage in no-through road
- CHAIN FREE SALE
- End of terrace with rear extension
- Two generous bedrooms
- Approx 80' landscaped rear garden
- Summerhouse & large garden shed
- Living Room with period fireplace
- Dining Room open plan to Kitchen

Description

* CHAIN FREE SALE * Character cottage in NO-THROUGH ROAD * 2014 rear EXTENSION * Spacious Kitchen/Dining Room * Living Room with period FIREPLACE * Approx 80' landscaped garden with summerhouse & large shed * Generous bedrooms * See WALK-THROUGH VIDEO here...

Truly charming in both style and presentation, this end terrace cottage is situated in short cul-de-sac and has undergone many improvements including a sizeable pitched roof rear extension in 2014 comprising a splendid fitted kitchen and spacious bathroom.

The Living Room at the front features a wonderful open fireplace with a quite grand surround as well as oak flooring which runs through to the Dining Room beyond. The Dining Room is the central hub of the house with space for a full size dining table and will be amply sized for most. Dining leads directly to the re-fitted Kitchen with door to the back garden. The bathroom was also installed with the new extension and is also ample size, with heated towel rail, thermostatic shower over the bath, extractor and opening window.

Upstairs accommodation includes a particularly generous Master Bedroom (with period style feature fireplace) and a second bedroom also large enough for a double bed.

The garden at around 80' has been laid out to reduce excess maintenance and comprises a patio area and log store, two sections of bordered lawn separated with a central summerhouse and a substantial garden shed right at the end. There are numerous shrubs and trees for interest and added privacy.

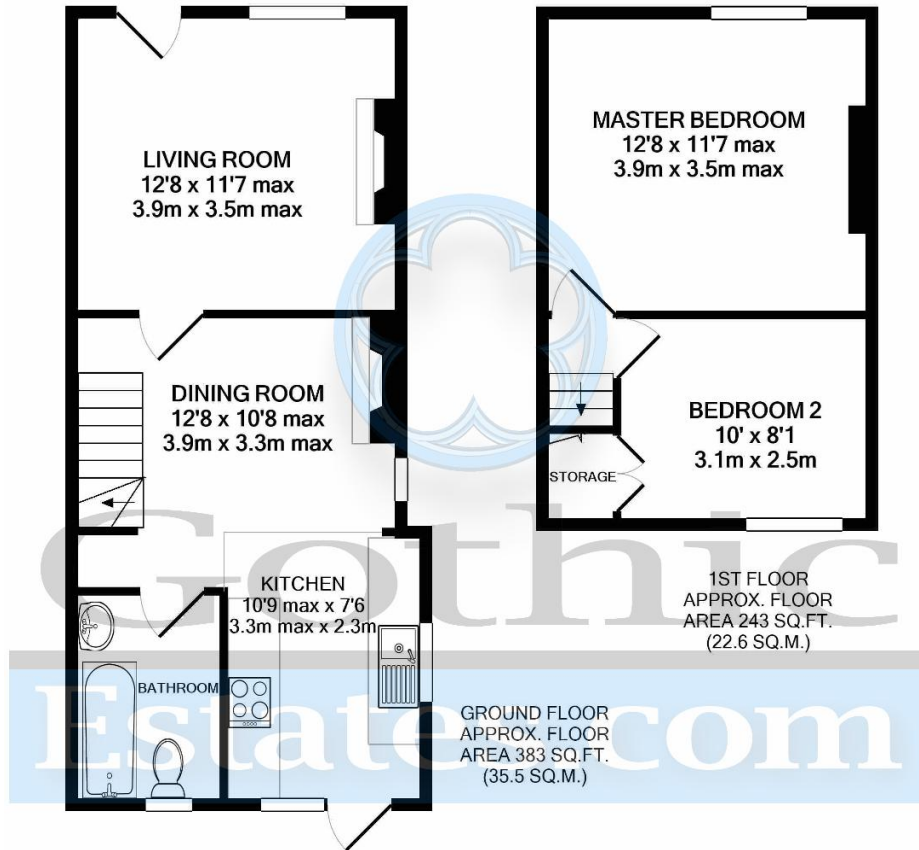
Local shops 0.1 miles
Arlesey Mainline station 1.4 miles
Gothic Mede Academy (Lower School) 0.4 miles
Letchworth Garden City 3.3 miles
Hitchin town 4.3 miles
Council Tax band B

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 626 SQ.FT. (58.1 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		