



4 Bed Detached in Topham Gardens, Arlesey, SG15 6AP | £625,000

Gothic

Estates.com



VIDEO



Key Features

- 2019 Wheatley built - like new
- End of Cul-de-Sac position
- About 12 minutes walk to station
- South facing rear garden
- Four double bedrooms, Master Ensuite
- Two receptions + Study
- Generous Kitchen/Breakfast with island
- Garage housing gym conversion

Description

* End of Cul-de-Sac 12 mins WALK TO STATION * 2019 home: balance of NHBC warranty * 131 sq m FOUR DOUBLE BEDROOMS inc Master Ensuite * Two receptions + STUDY * 17 x 10 Kitchen/Breakfast with island * Sep Utility/Laundry * Gym room within garage * SOUTH FACING GARDEN * See WALK-THROUGH VIDEO here....

Seller buying vacant - no long chain!

Great position at the end of a cul-de-sac yet within a minute of the new link road to the A507 and about 12 mins walk to Arlesey's mainline station with direct trains to London St Pancras. The home was constructed by Wheatley in 2019, has over half of the 10 year NHBC warranty remaining and is still much like new, along with upgrades added by the one owner since built.

At over 131 sq m, it offers generous family size accommodation including four bedrooms suitable as doubles including a Master with Ensuite, separate Living and Dining Rooms as well as a Study ideal for those working from home. The Living Room has an evenly proportioned formal feel and overlooks the garden through french doors whilst the Dining Room adjoins the large Kitchen/Breakfast Room with wide glazed fold-back double doors between the two spaces. There's also a separate Utility to keep the laundry out of the Kitchen.

Outside a large block-paved frontage provides parking for 4-5 vehicles and can be expanded further if necessary. The garage has the rear section converted to a high-end feel gym space but still has storage space for bikes etc to the front behind the electric garage door.

The garden is a high point, facing due south and landscaped for minimal maintenance. There's a magnificent gazebo with extensive seating, large sandstone paved area and a section of artificial lawn. The owner has recently added new trees which will duly enhance the privacy as they mature.

Arlesey mainline rail station (direct London St Pancras from 39 mins)
0.7 miles about 12 mins walk
Nearest local shop 0.1 miles 2 mins walk
Nearest pub The White Horse (thatched, family garden) 0.1 miles 2 mins walk
Gothic Mede Academy (Lower) 0.4 miles 8 mins walk
A1(M) J10 2.9 miles 5 mins drive
Letchworth Garden City (& alternative train line Kings Cross) 4.0 miles
Hitchin centre 5.4 miles
Council tax band F, local development service charge last year £245
EPC '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.







