



3 Bed Semi-Detached in House Lane, Arlesey, SG15 6XU | £375,000

Gothic

Estates.com

Estates.com



Key Features

- Vacant - CHAIN FREE
- Non-estate Semi on LARGE PLOT
- About 10 mins WALK TO STATION
- Three double bedrooms
- Re-decorated top to bottom
- Generous garden & multi-car driveway
- Newly renovated Kitchen & Bathroom
- See WALK-THROUGH VIDEO here...

Description

* Vacant - CHAIN FREE * About 10 mins WALK TO STATION * Non-estate semi on LARGE PLOT * 60' (18m) rear garden * Generous frontage with MULTI-CAR DRIVEWAY * Re-decorated top to bottom * Lots of potential to extend STP * See WALK-THROUGH VIDEO here....

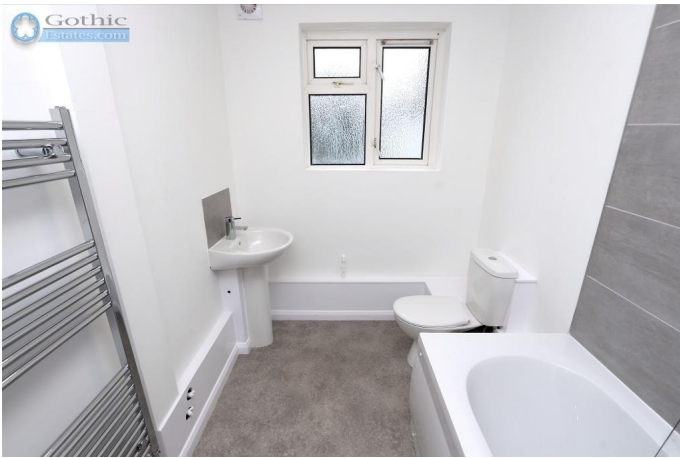
So much potential with this non-estate semi-detached home on a large plot - that means 60 ft rear garden plus very generous front garden and front/side driveway - enough for many vehicles. The property has just been re-decorated and has new kitchen cabinets and a renovated bathroom. Bedrooms here are particularly spacious - two very generous doubles and a third double. Many homes on the street have been significantly extended so there's lots of precedent to take that route in the future. It's just 10 mins walk approx to Arlesey's mainline station (direct to London St Pancras approx 39 mins) and about 7 mins drive to A1(M) junction 10.

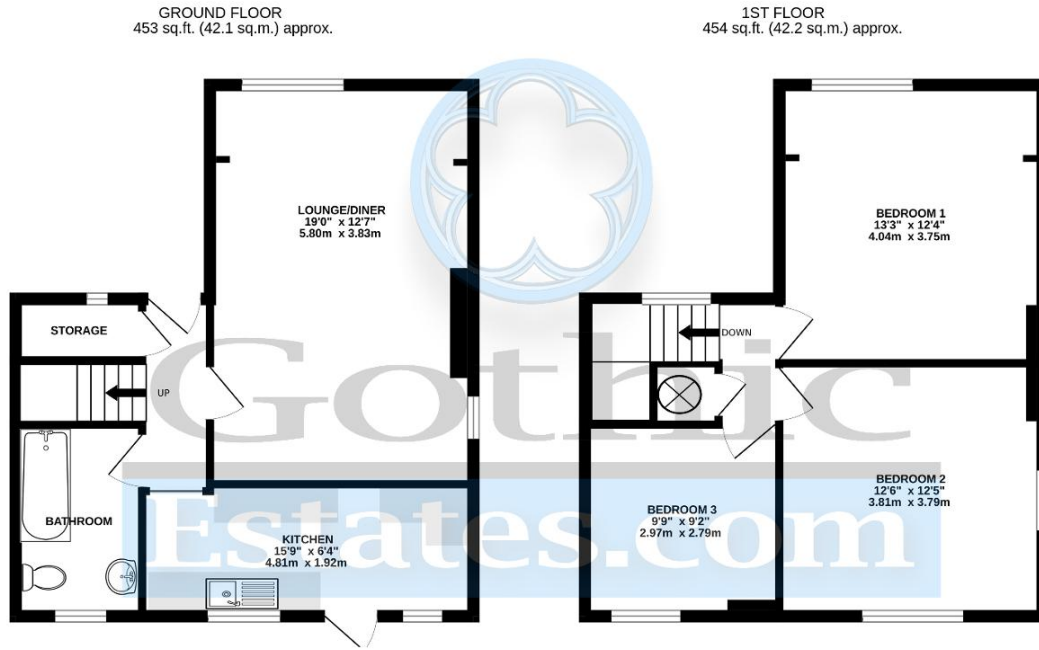
Arlesey mainline station 0.6 miles about 10 mins walk
Nearest local shop 0.3 miles about 5 mins walk
Etonbury Academy (secondary) 0.9 miles about 20 mins walk
Gothic Mede Academy (Lower) 0.7 miles about 12 mins walk
Council Tax band C

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.







TOTAL FLOOR AREA: 907 sq.ft. (84.3 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		