



4 Bed Semi-Detached in House Lane, Arlesey, SG15 6XU | £599,000

Gothic

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## Key Features

- Truly lavish family home c.2000 sq ft
- Four double bedrooms inc Master Ensuite
- Two substantial receptions
- Grand Living Room: fireplace & skylights
- Recent high-end contemporary Kitchen
- Matching Utility
- West / South facing garden
- Parking for 4+ and storage garage

## Description

**\* BIG & BEAUTIFUL! \* Lavish family home OVER 2000 SQ FT \* Four DOUBLE bedrooms inc Master Ensuite \* Grand reception with FIREPLACE & SKY LIGHTS \* Second large Living/Family Room \* Luxurious EAT-IN KITCHEN by HOWDENS & matching Utility \* West / South aspect garden \* See WALK-THROUGH VIDEO here....**

One of the largest homes in the area and just 10-12 mins walk to Arlesey's mainline station. The home originally benefitted from an over-size plot and has been considerably extended on both floors to provide magnificent family size accommodation, still leaving a generous West / South aspect rear garden and front parking for at least four cars.

In our opinion this is one of the best proportioned family homes available and will meet most people's tick-lists. Imagine having four bedrooms, all of which are generous doubles with Master featuring built-in wardrobes and an Ensuite. Imagine having your beautiful stately sized formal Living Room with a fireplace, skylights and doors overlooking the garden. But wait! Now you need another Living Room for the children/teenagers - a full-size TV/Family Room/Playroom/homework space - and that's here too. You dream of a recently fitted high-end Kitchen with enough space for a family dining table that also overlooks the garden through broad french doors - tick! A separate Utility Room? Not only is that here too but it's large and fitted to match the Kitchen. And of course there's a guest cloakroom/WC in the entrance. 2000 sq ft makes a truly generous family home and this is demonstrated not just in the room list but in the hallways and the overall ambience.

### High points in detail:

Kitchen & Utility by Howdens, Neff and Bosch integrated appliances, bespoke HANEX® solid counters, travertine flooring  
Skylights: remote control venting  
Extensive sandstone patio, exterior lighting (fixed and PIR)  
Garden enclosed left/rear by concrete post fencing, right with brick wall.

Former garage now approx 10' x 10' provides accessible storage for bikes/garden apparatus etc

Block paved frontage with parking for 4+

Side access to rear via arch-top gate in front elevation wall

### Amenities:

Arlesey mainline station (direct London St Pancras from 39 mins) 0.6 miles 10-12 mins walk

Nearest local shop 0.3 miles about 6 mins walk

Nearest pub The White Horse (thatched, family garden) 0.3 miles about 6 mins walk

Lower school Gothic Mede 0.6 miles

Secondary school Etonbury 0.9 miles

Letchworth Garden City centre (& alternative train line to Kings Cross) 4.2 miles

Hitchin centre 5.5 miles

Council tax band D

EPC commissioned: TBA



## 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

## Gothic Estates Ltd

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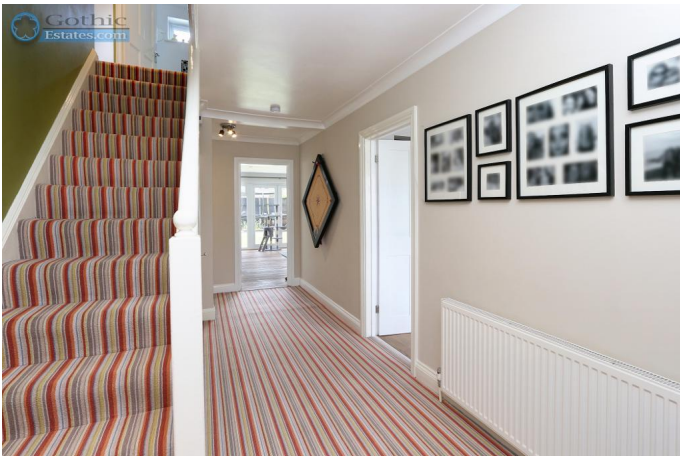
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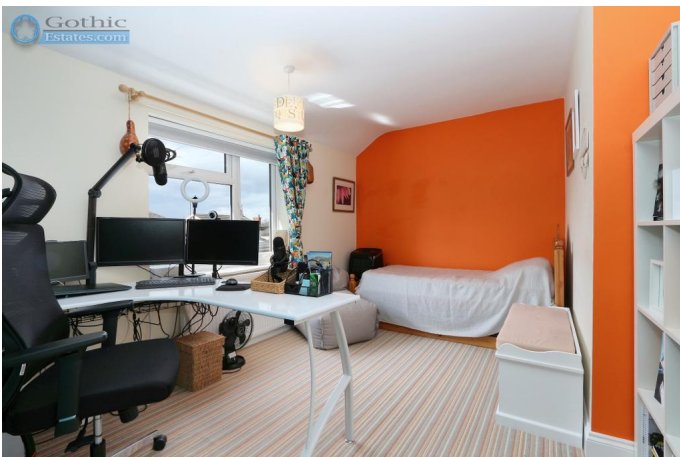
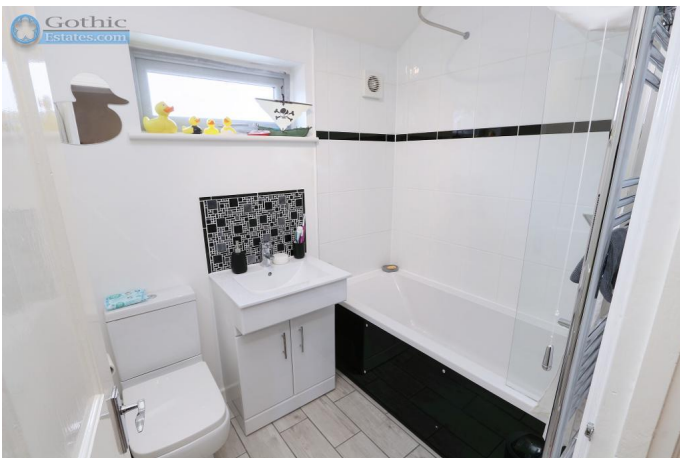
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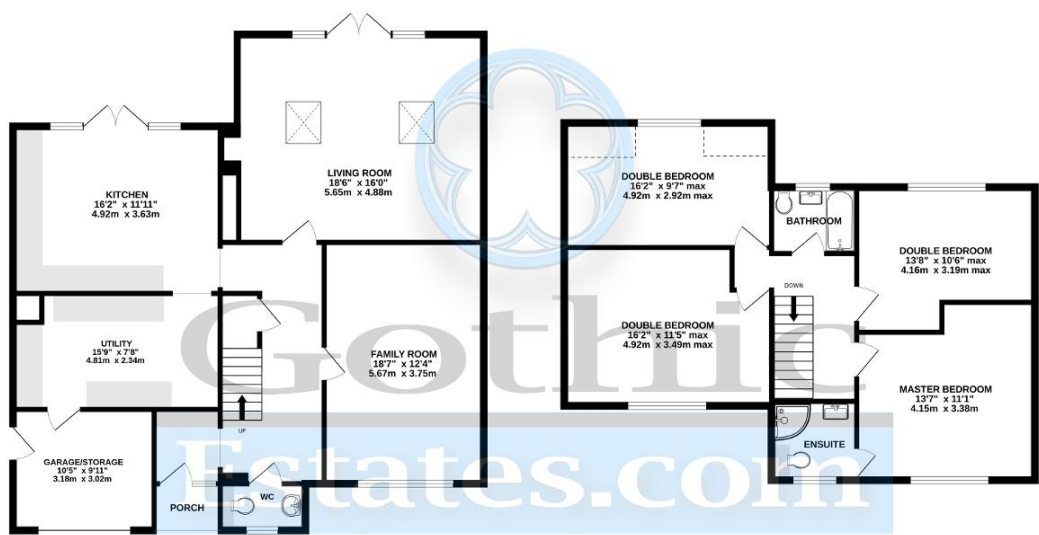
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Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.







TOTAL FLOOR AREA: 2011 sq.ft. (186.8 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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