



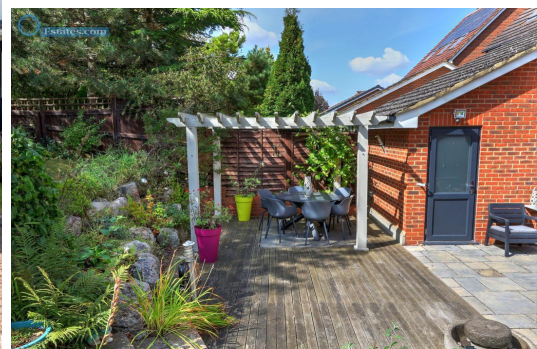
5 Bed Detached in Chancellors, Arlesey, SG15 6YB | £650,000

Gothic

Estates.com

Estates.com

 **VIDEO**



Key Features

- Substantial Family Home
- No-through-road 10 mins WALK TO STATION
- 5 Double Bedrooms, 3 Ensuite
- Double Garage
- EXTENSION with lantern roof + bi-folds
- Re-modelled Kitchen with island
- South-facing rear garden
- See WALK-THROUGH VIDEO here...

Description

* Substantial Family Home in no-through-road * 10 mins WALK TO STATION * 5 DOUBLE bedrooms + 3 Ensuites * Rear EXTENSION with lantern skylight & Bi-folds * Magnificent re-modelled Kitchen with Island * 2 large receptions * Double length garage * SOUTH FACING GARDEN * See WALK-THROUGH VIDEO here...

A fine choice for the growing family with five double bedrooms, an extended ground floor providing truly generous living space, south-facing landscaped garden and the convenience of a mainline station direct to London St Pancras just 10 mins walk away.

LOCATION

A looped cul-de-sac within Arlesey's Church End, about 10 mins walk to the station in one direction with the A507 leading to the A1 just 2 minutes drive in the other direction. There's a large local convenience shop just a few minutes walk away and country walks including the Hicca Way and river accessed via the rail bridge at the station. Chancellors is a family friendly environment with a gated play area enclosed within the cul-de-sac 'loop'.

ACCOMMODATION

Originally a large house by design, it has been further extended on the ground floor with an extension to the Dining Room including bi-fold doors onto the patio and a large lantern skylight. This room is now more of a family/dining room and complements the already generous living room to the front with double doors between the two spaces. The kitchen is in keeping with the house size and features a large quartz-wrapped island and all integrated appliances. Five double bedrooms, three with ensuites (two are large Masters), a family bathroom and guest cloakroom means it's a true 'growing family' house.

WORTH NOTING

The bedrooms in the house offer some 'family-beneficial' options which can be helpful depending on your family's lifestyle - notably that there are two large Master Bedroom options, one on the first floor and the other on the top floor (as well as a third ensuite bedroom) so you can choose where to be in relation to the other bedrooms. The 'fifth' bedroom (by no means the smallest) on the top floor is proportioned to make an ideal family room / playroom / tv and office room / teenager bedroom - see photos.

PLOT

Number one point here is the south-facing garden (vital in a street of tall houses) which has been attractively landscaped and despite the direct sunny aspect still offers areas of shade. A really lovely place to be.

Arlesey mainline station (direct London St Pancras from 39 mins) 0.5 miles about 10 minutes walk

Nearest local shop 0.2 miles about 4 mins walk

Nearest pub The Old Oak near the station, with garden

A1(M) J10 3.2 miles about 6 mins drive

Letchworth Garden City centre 4.2 miles about 9 mins drive

Hitchin centre 6.6 miles about 15 mins drive

Council tax band F

EPC commissioned

Location

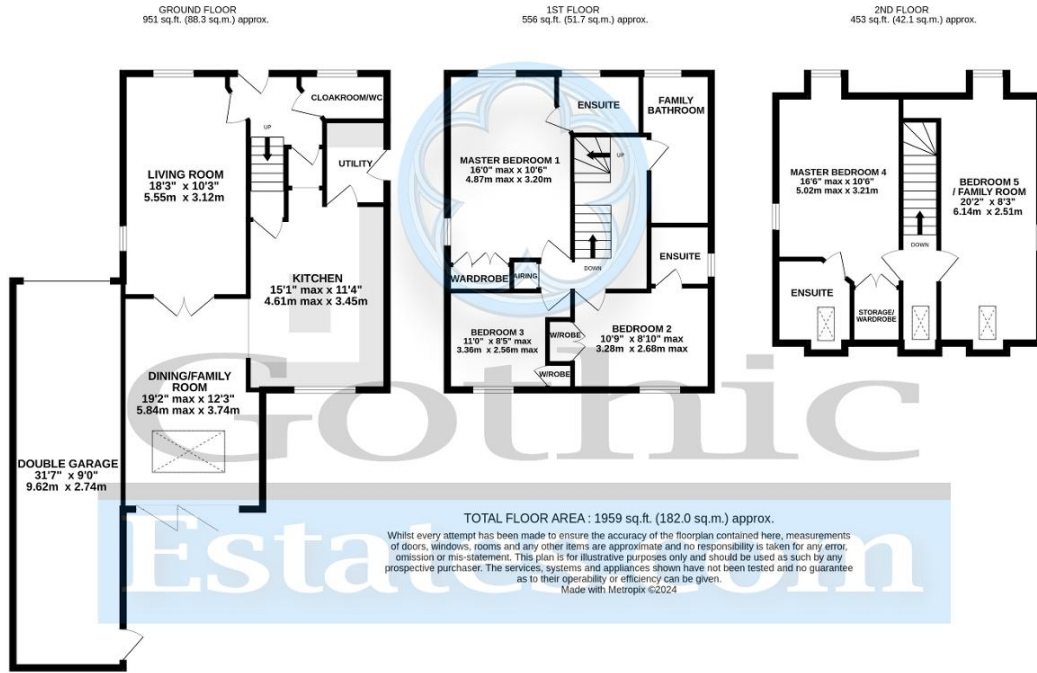
Arlesey is a large, growing village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to



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 planned development within Arlesey is expected see expanded local facilities in the near future.







Energy Efficiency

