



2 Bed Bungalow detached in Hitchin Road, Arlesey, SG15 6RR | £499,000

**Gothic**

**Estates.com**

Estates.com

 **VIDEO**



## Key Features

- Unique detached bungalow
- Set back away from road
- Garage plus parking for two
- Many built-in eco features
- Master Bedroom with Ensuite
- Large Living Room + added Conservatory
- High-end finish in Kitchen & Bathrooms
- Low maintenance walled gardens

## Description

\* Custom-built detached bungalow \* Set back from the road \* Two double bedrooms - Master Ensuite \* Walled gardens \* Garage with electric door + 2 car parking \* High-end finishes in Kitchen & Bathrooms \* See WALK-THROUGH VIDEO here....

This one-off detached bungalow was custom constructed by the builder owner in 2008 and is situated back from the road in a private courtyard serving just 3 homes. The plot features walled gardens right around, a garage with remote control door and side-by-side parking for two cars. The gardens feature synthetic lawns for low maintenance and the rear garden faces west.

As this was built for the owner it features a high standard of fittings throughout including a number of Eco features - the seller has supplied the following list:

- \* Solar panels to heat water in summer
- \* Underfloor heating via gas boiler
- \* Tiled floors, warm in winter, cool in summer
- \* Heat pump ready
- \* Heat recovery system
- \* Filtered air warmed in winter, no trickle vents
- \* Rain water harvester (to flush toilets or mains water)
- \* Blinds inside glazing to adjust sunlight or help in winter heat loss
- \* High level of insulation
- \* Water softener

Nearest local shops 0.1 mile 3 mins walk

Arlesey mainline station (direct London St Pancras from 39 mins) 1.7 miles

Letchworth Garden City (& alternative train to Kings Cross) 3.0 miles

Hitchin centre 4.4 miles

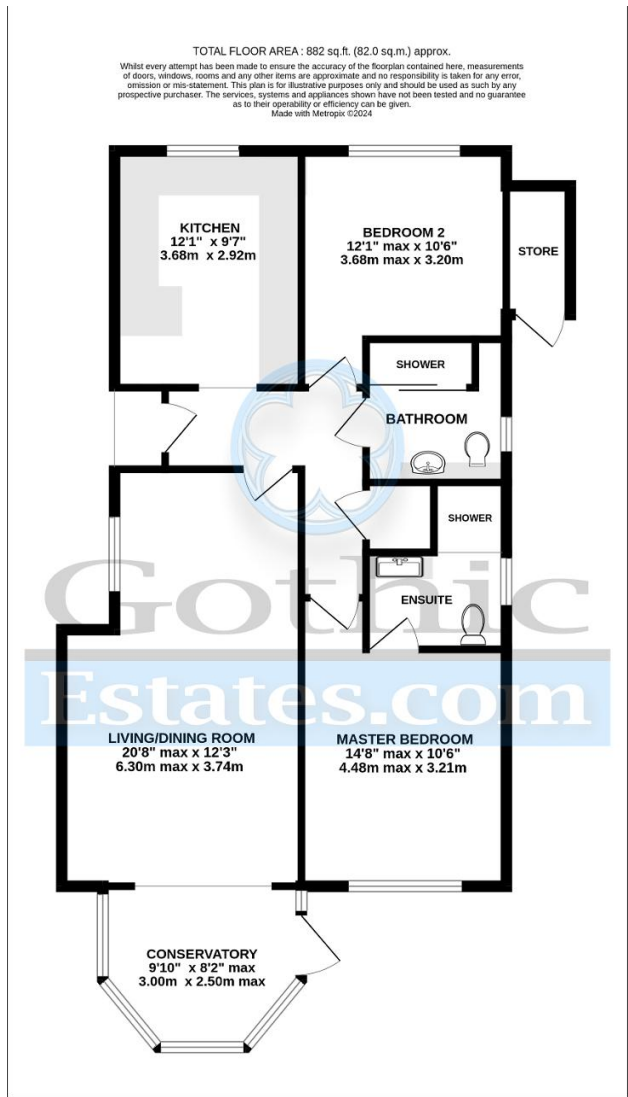
Council tax band D

## 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.







Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		106   A
81-91	B		
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		