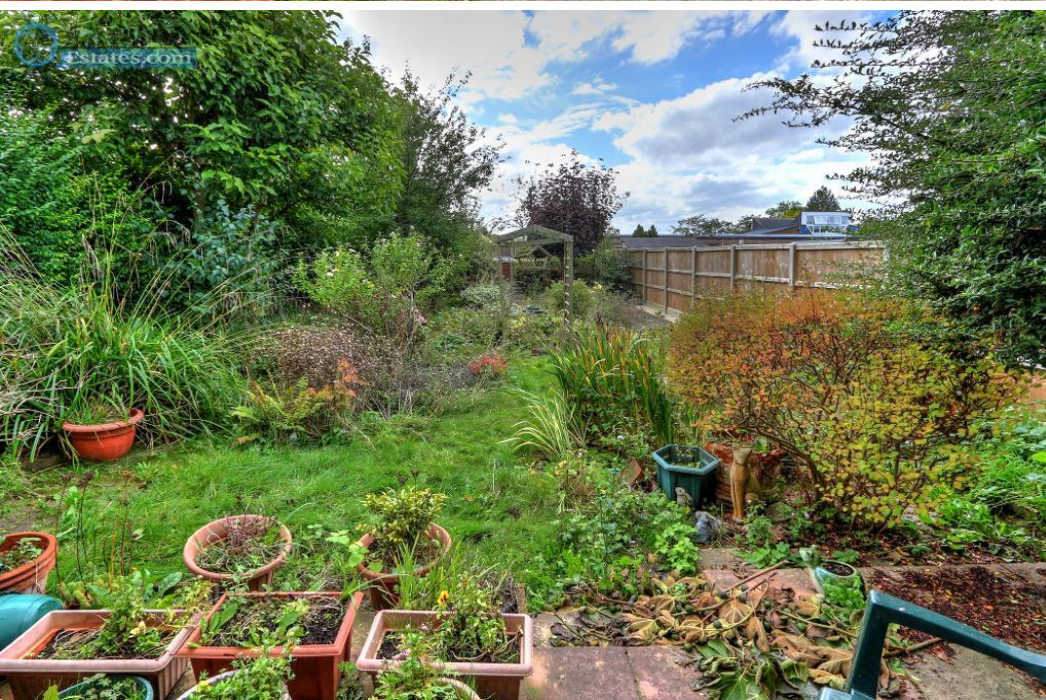




3 Bed End Terraced in Lynton Avenue, Arlesey, SG15 6TT | £350,000

Gothic

Estates.com



## Key Features

- Upgrade / renovate opportunity
- Large 26m south-facing garden
- Three bedroom family home
- Garage and driveway + rear lane access
- Desirable location by the park & school
- Double glazed and gas central heating
- 1950s all brick build inc interior walls
- Garden even bigger than it looks!



## Description

\* Fixer-upper on LARGE PLOT \* Approx 26m / 85ft rear garden  
SOUTH-FACING \* 3 BEDROOM family home with GARAGE &  
DRIVEWAY \* Very popular row close to the park and lower school \*  
Rear access onto back lane \* Good windows and heating, just needs  
decor/Kitchen/bathroom/garden work \*

Rare opportunity and worthwhile project thanks to the large, south-facing garden, proper front garden, driveway and garage as well as the popular family location near the park and lower school.

It's a traditional, brick-built 1950s 3 bedroom home with a bay-front Living Room, separate Dining Room, Kitchen with understair pantry, three great size bedrooms and a bathroom. There are also brick outbuildings including a workshop/garage, outside WC and storage shed.

Note the garden has a great deal of overgrown foliage with large trees/bushes down the left side and is considerably larger than it first appears in the photos. A rear portion has been part fenced off and has a garden shed. The plot backs onto a rear access lane serving the teacher's car park, our office (Gothic Estates) & allotments and many homes in this row have gated rear access.

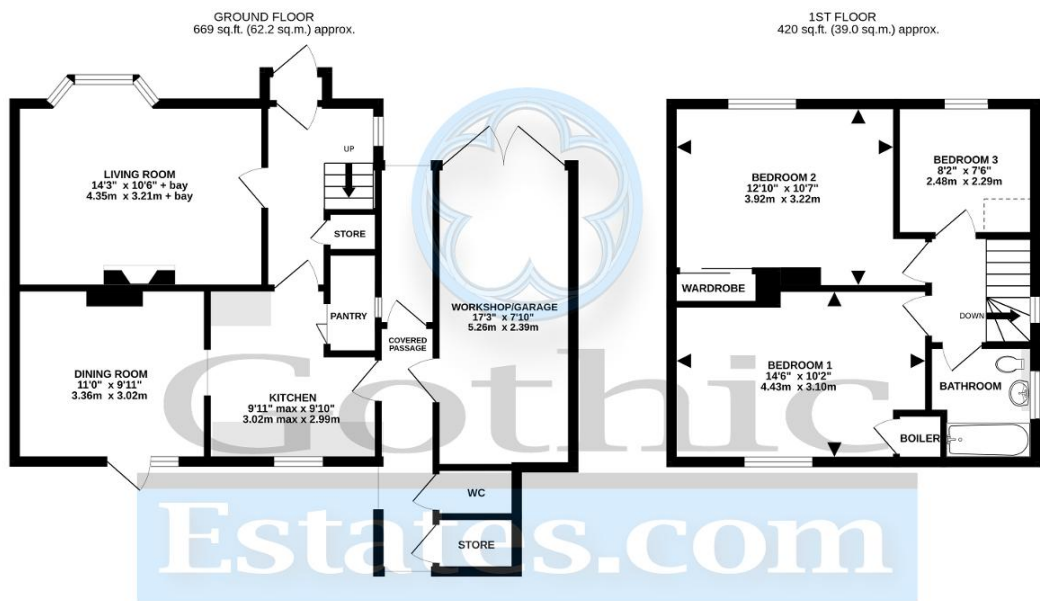
The home has modern PVC double glazing and central heating system (boiler has been regularly serviced, last time Nov 2023) so the project mainly entails clearing the gardens, kitchen and bathroom upgrades and new decor throughout. There are some very high values in this desirable, south-facing, park-adjacent row so the project is well worth the effort.

Arlesey mainline station (direct London St Pancras 39 mins) 1.0 mile 16 - 21 mins walk  
Lower School & Nursery 0.1 miles under 2 mins walk  
Nearest shop and thatched pub 0.3 miles 5 mins walk  
Other local shopping / take-aways etc under 10 mins walk  
A1(M) J10 3.8 miles approx 7 mins drive  
Council tax band B £1,656.75 for 2024/25  
EPC commissioned & awaited

## 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

