



2 Bed Terraced in Hitchin Road, Arlesey, SG15 6SA | £279,500

Gothic

Estates.com



VIDEO



### Key Features

- VACANT - NO CHAIN
- Deceptively spacious cottage
- Vehicular rear access into GARAGE
- Large open plan Living Room
- Two great size bedrooms
- West-facing rear garden
- Gas rad central heating & double glazing
- See WALK-THROUGH VIDEO here...

## Description

\* VACANT - CHAIN FREE \* Vehicular rear access with GARAGE \* Two excellent bedrooms \* Deceptively spacious open-plan Living Room \* Generous Kitchen \* Smart re-fitted bathroom \* Gas rad heating and double glazing \* See WALK-THROUGH VIDEO here...

Ideal first time buy with easy access to Hitchin and Letchworth to the south. This character cottage offers genuinely roomy living space: the open plan ground floor is particularly spacious. Parking is available both at the front and rear as there's a service road at the back giving vehicular access to the garage within the plot at the bottom of the garden. Garden is currently low maintenance paved ready for your own plans and faces west which is great for the afternoon/evening sun. VACANT MEANS NO CHAIN DELAYS!

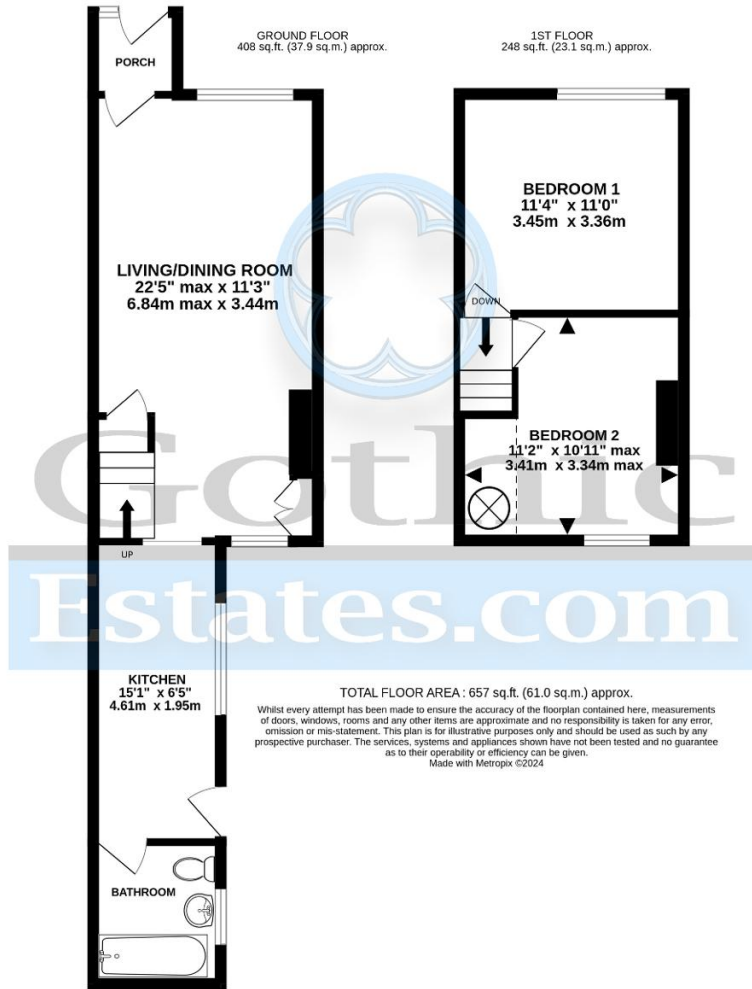
Arlesey train station (direct London St Pancras from 39 mins) 1.9 miles  
Letchworth train station (direct London Kings Cross from 45 mins) 2.8 miles  
Nearest local shops 0.4 miles about 7 mins walk  
Hitchin centre 4.2 miles  
Council tax band B

## 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		
81-91	B		84   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		