



5 Bed Semi-Detached in St Johns Road, Arlesey, SG15 6ST | £450,000

**Gothic**

**Estates.com**

Estates.com

 **VIDEO**



## Key Features

- CAHIN FREE SALE
- Extended semi-detached with 5 bedrooms
- Second Living Room on Ground Floor
- Main Living Room + separate Dining Area
- Tasteful re-fitted Kitchen
- Master with Ensuite
- Professional Loft Conversion
- Driveway parking for 2

## Description

\* CHAIN FREE SALE \* Deceptively large 5 bedroom semi \* Two living rooms - ideal home for those with kids! \* Separate Dining Area \* Lovely re-fitted Kitchen \* Master Ensuite \* Driveway to side for 2 \* See WALK-THROUGH VIDEO here....

This family size home is great for larger families and those needing work-from-home space. Originally built in 2007 it has later been extended, both at the back and into the loft. You have to see the back photo to get an idea of how much is here. The road is centrally located in this expanding village (with mainline train station) and is just a short walk to both the village Lower School and local shops.

In addition to 5 bedrooms, including a Master with Ensuite shower, there are 3 extra rooms at the back including one for Dining, one ideal as a coats/shoes/kids stuff room (that connects the driveway to the back garden) and a garage conversion that can provide either a 2nd TV room or ideal home office space.

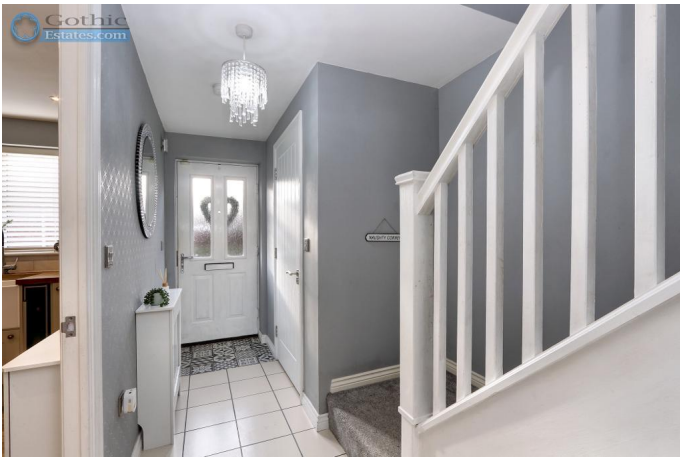
The whole property is decorated in a contemporary style with a great Kitchen re-fit, a downstairs cloakroom, zero maintenance rear garden and all in a family-friendly location close to amenities.

Arlesey Mainline station (direct London St Pancras from 39 mins) 1.5 miles 5 mins by car  
Nearest local shops 0.4 miles 7 mins walk  
Lower school Gothic Mede Academy 0.4 miles 7 mins walk  
Letchworth Garden City (centre and alternative mainline station) 3.6 miles 9 mins by car  
Hitchin centre 5.0 miles 13 mins by car  
Council tax band C  
EPC: 76 C

## Location

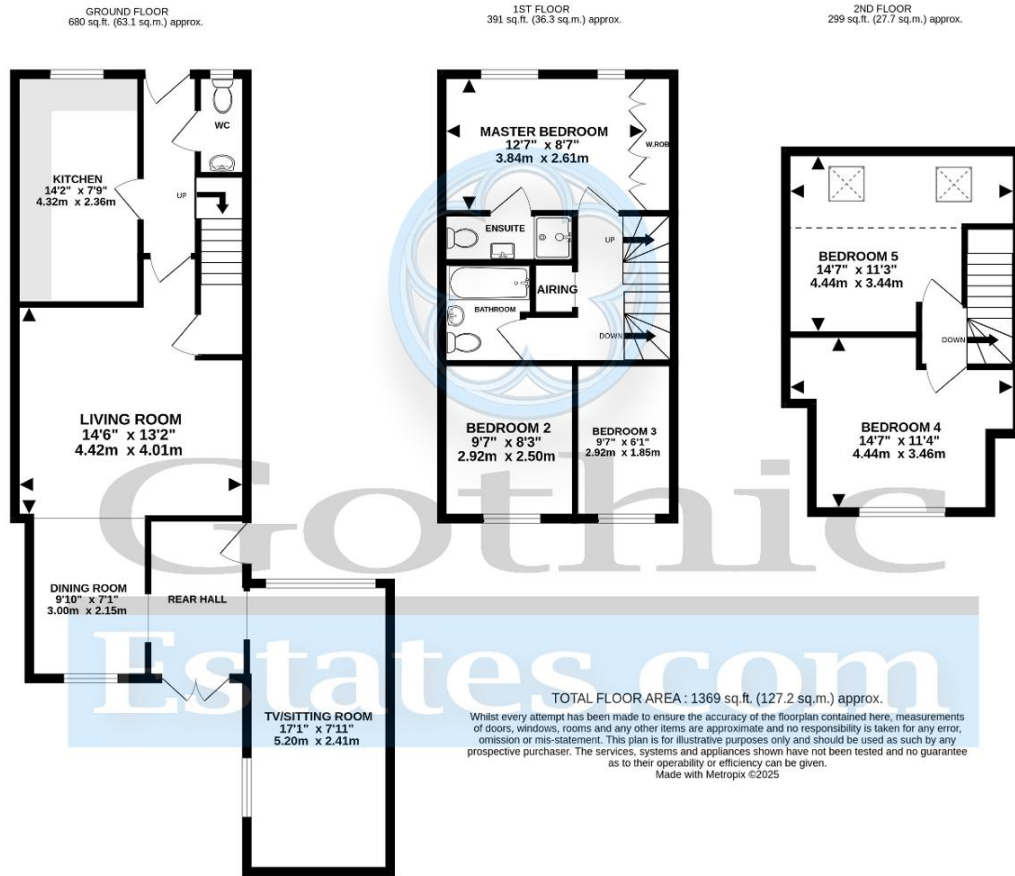
Arlesey is a large, growing village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in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







# Floorplans



# Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		