



2 Bed Detached in Primrose Lane, Arlesey, SG15 6RD | £450,000

Gothic

Estates.com

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 VIDEO



## Key Features

- Detached two bedroom bungalow
- Professionally renovated throughout
- Garage plus driveway parking
- Large, extended main reception
- No-through road near village centre
- Minutes walk to shops & pharmacy
- Private walled front and rear gardens
- See WALK-THROUGH VIDEO here...

## Description

\* MOVE-IN READY \* Completely renovated throughout \* Detached two bedroom bungalow \* No-through road \* GARAGE + driveway parking \* Large loft with conversion potential \* Minutes walk to local shops \* See WALK-THROUGH VIDEO here...

Our sellers bought in 2022 as renovation project and have done everything! Unexpectedly they need to move away so here is a turn-key prospect with all new kitchen, bathroom, wiring, boiler/central heating, flooring, plastering, decor: MOVE-IN-READY.

This detached bungalow is located near the centre of the village on a no-through road with local shops within a few minutes walk. It previously had a front extension added which makes the main reception exceptionally roomy with ample living and dining space. It has a driveway to the side leading to the garage (with power). The driveway has potential for 3+ car parking by removing the current gate and there's an electric car charge point. Both front and rear gardens are walled (front wall was recently re-built) and were re-laid with a smart pale stone patio and water feature at the rear. There's a also a very generous, tall loft space so loft conversion may be possible subject to consents.

With so many available bungalows requiring renovation this one stands out because it's all done already!

Arlesey mainline station 1.5 miles

Local shops (inc pharmacy) 0.1 miles 2 mins walk

Letchworth centre & station 3.3 miles

Hitchin centre 4.7 miles

Flood risk rating VERY LOW (in both categories)

Council tax band D

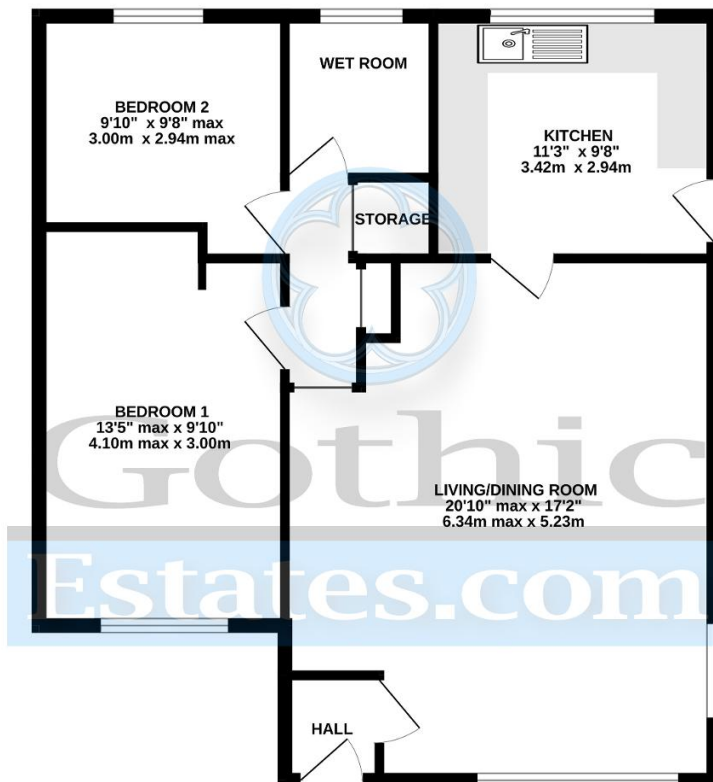
## Location

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.





GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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