



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

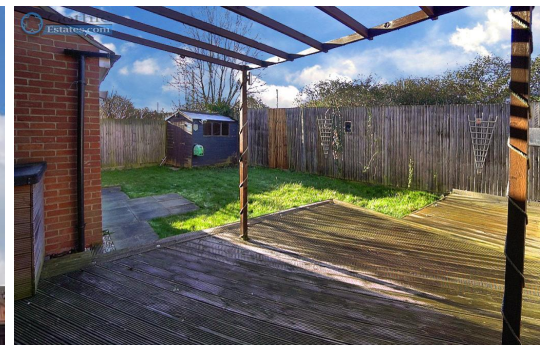
**Gothic**

**Estates.com**

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**VIDEO**



## Key Features

- CHAIN FREE SALE
- 5 bedroom semi-detached built c.2007
- Generous family size accommodation
- Garage with driveway parking in front
- Just been re-decorated top to bottom
- Large through-Living/Dining Room
- Kitchen + separate Utility Room
- Master with Ensuite

## Description

\* CHAIN FREE SALE - quick move possible! \* Taylor-Wimpey built 5 BEDROOM semi with GARAGE \* Master Ensuite \* West facing rear garden \* Large front to back Living/Dining \* Kitchen + separate Utility \* See WALK-THROUGH VIDEO here...

This attractive modern development was constructed approx 2007 and is situated near the middle of Arlesey within 6 or 7 mins walking distance of the village Primary School and local shopping, and just 1.5 miles from Arlesey's mainline Rail Station with direct trains to London Kings Cross.

The property is built in a pleasing double-fronted period style and offers comprehensive accommodation for the larger family over three floors including 5 bedrooms (Master with Ensuite), a large front-to-back Living/Dining Room and a separate Utility Room in addition to the fitted Kitchen. The garage (with parking in front) is to the right through the arch(looking at the front of the house). Back garden faces west and has gated side access to the front.

The whole house has just been professionally re-decorated throughout to provide a very clean blank canvas from which to create your own family space. Those in a hurry or wanting to avoid chain problems will be pleased to know this is entirely chain free and move-in-ready.

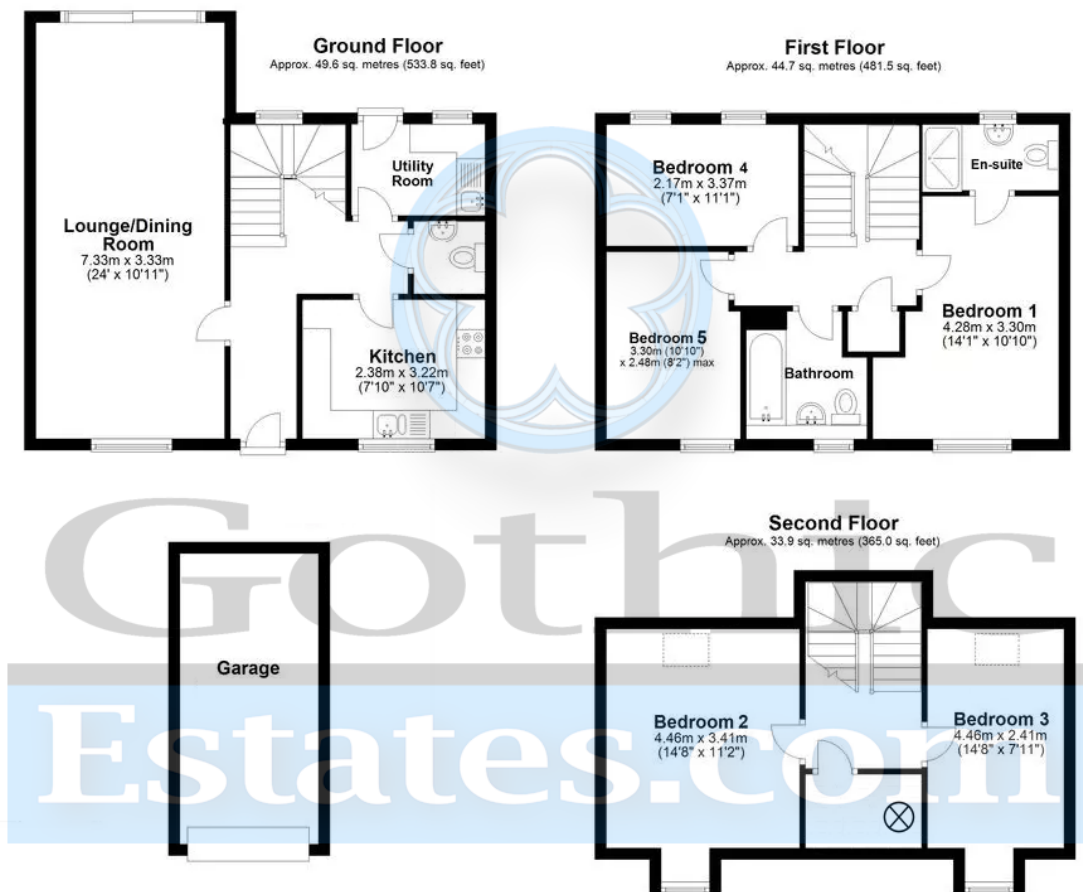
Nearest local shops 0.4 miles 6 mins walk  
Lower school Gothic Mede Academy 0.4 miles 7 mins walk  
Arlesey Mainline station (direct London St Pancras 39 mins) 1.5 miles 5 mins by car  
Letchworth Garden City (centre and alternative mainline station) 3.6 miles 9 mins by car  
Hitchin centre 5.0 miles 13 mins by car  
Council tax band D  
EPC 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.







Total area: approx. 128.2 sq. metres (1380.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		