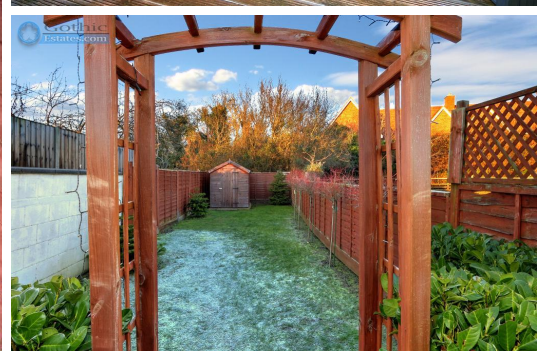




3 Bed Semi-Detached in Primrose Lane, Arlesey, SG15 6RD | £320,000

Gothic

Estates.com



## Key Features

- 3 Bedroom Semi-detached Cottage
- Extended ground floor gives great space
- No-through road position
- Side-by-side driveway parking for 2
- Re-decorated and upgraded top to bottom
- 4 piece bathroom with tub & sep shower
- Long garden with spacious deck
- See WALK-THROUGH VIDEO here...



## Description

\* EXTENDED semi-detached cottage \* THREE BEDROOMS (one down, two up) \* Beautiful presentation MOVE IN READY \* Front extension gives extra dining area \* Generous deck and long garden \* 4 piece bathroom with roll-top bath & separate shower \* See WALK-THROUGH VIDEO here...

Situated at the end of a no-through road close to Arlesey's centre and local shops is this extended semi-detached cottage with generous and flexible accommodation along with 2 car off-road parking and a long garden.

Primrose Lane runs from the High Street down to the border of the rail line, has no through traffic and is just a few minutes walk from local shopping including the pharmacy, Indian restaurant, corner shop, hairdressers, dog groomers, three take-out shops and others. This property, second last in the Lane has the advantage of a double-width driveway allowing side-by-side parking for two large cars. It also has one of the longest gardens which is neatly lawned with a wooden deck/patio next to the back door on the kitchen.

The original property has been extended both to the front and the side - the front extension gives an extra Dining space on top of the space in the Living Room whilst the side extension was once a garage but now properly converted to a double bedroom (or large office if you prefer) including necessary building consents. Behind this extra room is the larger than average bathroom including a period style suite with roll-top bath PLUS a separate shower. Whereas many cottages have the bathroom on the back, this one on the side means the Kitchen opens straight out to the garden.

With two larger double bedrooms and one smaller double bedroom, 2 car driveway, extra dining space and an impressive move-in-ready standard of decor, this home really stands out from the crowd.

Arlesey mainline station 1.5 miles (direct trains to London St Pancras from 39 mins)

Local shops (inc pharmacy/pub/restaurant/take-out/corner shop) 0.2 miles 4 mins walk

Letchworth centre & station 3.4 miles

Hitchin centre 4.8 miles

Flood risk rating VERY LOW (in both categories)

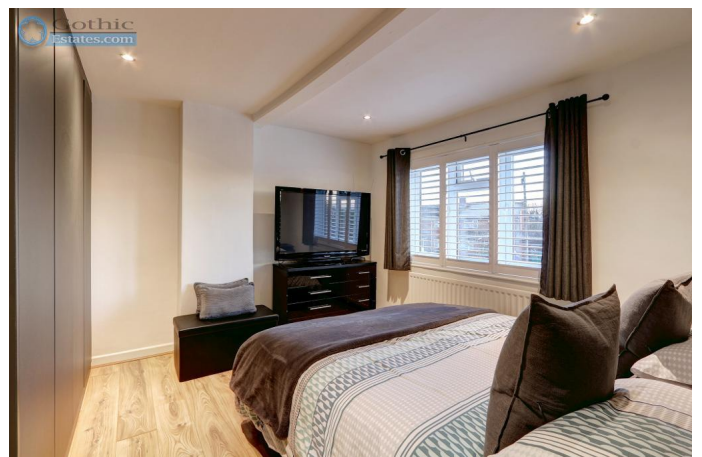
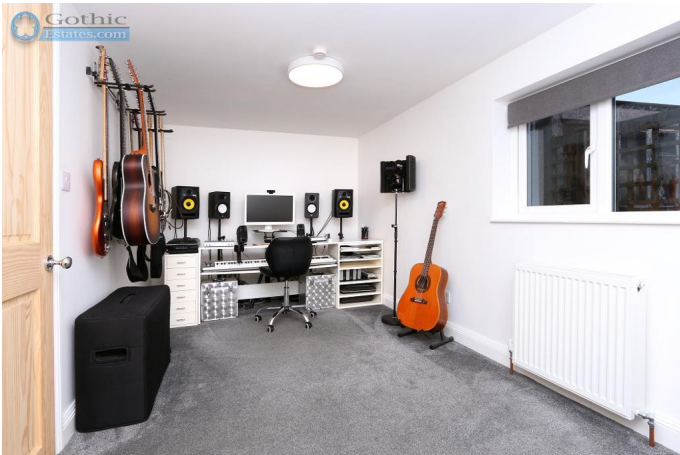
Council tax band C

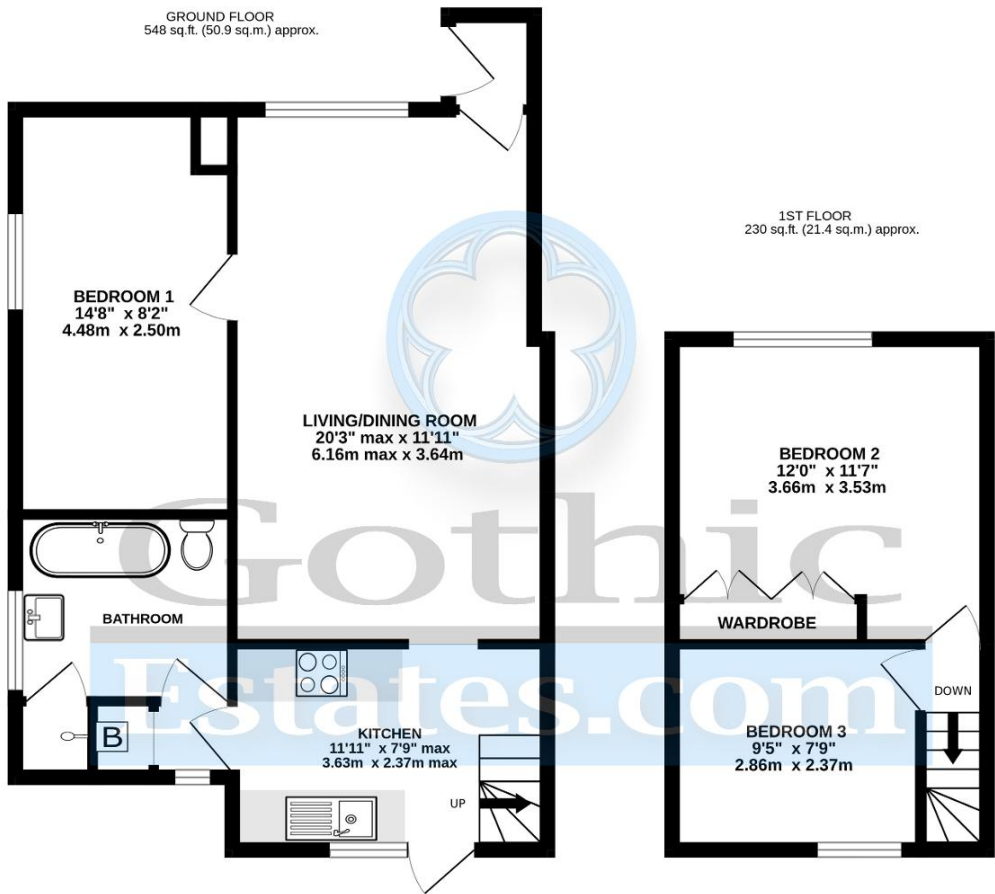
## Location

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 FLOOR AREA : 778 sq.ft. (72.3 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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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		