



3 Bed Detached in House Lane, Arlesey, SG15 6XU | £391,500

Gothic
Estates.com



Key Features

- Extended Church End detached home
- Approx 11 mins walk to Arlesey Station
- MOTIVATED SELLER
- NO CHAIN
- 3 bedrooms - great sizes!
- Conservatory
- Approx 50 x 44 Westerly Rear Garden
- Kitchen with Breakfast Room extension
- Separate Dining Room

Description

Extended Church End (walk to station) detached home * Generous plot with carriage driveway * 50 x 44 westerly garden * Conservatory and Breakfast Room extensions * Living Room & separate Dining Room * great Bedroom sizes * **MOTIVATED SELLER - NO CHAIN!** **Watch walk-through VIDEO here... **

This spacious detached home is conveniently located within a short walk of local shops and Post Office and is just 0.5 mile walk (about 11 mins) to Arlesey Mainline Train Station directly into Kings Cross. Kids can walk to Etonbury Academy (0.9 miles to the gates, about 19 mins walk) whilst Gothic Mede Academy is just 0.6 miles. This end of Arlesey is also super convenient for drivers using the A507 with its A1 and M1 links.

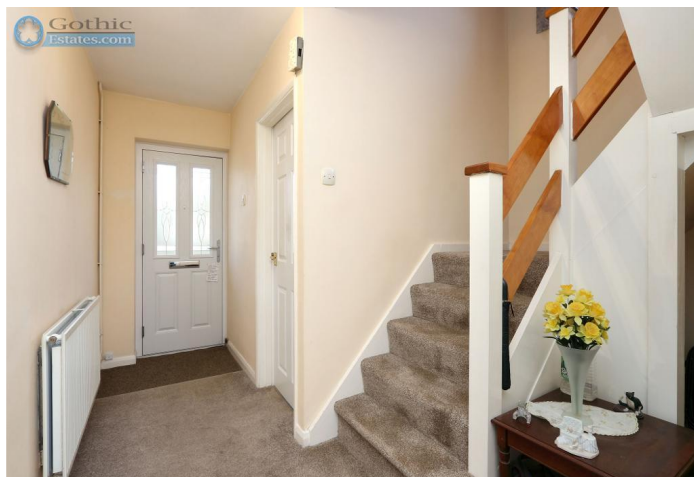
The accommodation flows well with the Living Room at the front and an adjacent separate Dining Room leading through a Conservatory and out to the garden. The Westerly aspect means great afternoon and evening sun in the garden for those who like to soak it up at the end of the work day. At the time the garage was built the Kitchen was also extended with a Breakfast Room that also leads out to the garden. Upstairs, the bedrooms are generous compared with many with 2 roomy doubles and a good size single with a built-in double wardrobe.

Vehicles are well served here with a drive-in/drive-out carriage driveway, room for 2-3 cars and the potential to extend this, and a garage at over 11' wide is big enough to actually get out of your car once in there!

The home is gas centrally heated with a modern replaced Vaillant boiler and double glazed (triple glazed in the Living Room). So much potential here - why not have a look! Click to book today, or call us on (01462) 536600.

Location

Arlesey is a large 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 (approx 8 minutes walk from this home) 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

Entrance Hall -

Living Room - 14' 4" x 11' 8" (4.38m x 3.57m)

Dining Room - 11' 8" x 7' 11" (3.58m x 2.42m)

Conservatory - 9' 3" x 8' 7" (2.82m x 2.64m) Max measurements.

Kitchen - 10' 4" x 7' 10" (3.16m x 2.41m)

Breakfast Room - 11' 8" x 7' 10" (3.57m x 2.41m)

Cloakroom/WC -



First Floor

Landing -

Master Bedroom - 12' 9" x 10' 10" (3.89m x 3.32m)

Bedroom 2 - 11' 7" x 10' 4" (3.54m x 3.16m)

Bedroom 3 - 9' 7" x 6' 8" (2.93m x 2.04m)

Bathroom - Suite with bath and separate shower.





