



3 Bed End Terraced in High Street, Arlesey, SG15 6SL | £286,000

**Gothic**

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## Key Features

- Beautifully presented 3 bedroom home
- Well-tended landscaped garden
- Off-road parking to the rear
- Generous Kitchen/Dining Room
- Gas central heating and double glazing
- 1.3 miles to Arlesey Mainline Station
- Minutes walk to lower school
- See WALK-THROUGH VIDEO here...



## Description

\* Beautifully presented 3 bedroom home \* End-terrace with side gate \* Off-road parking to the rear \* Fabulous well-tended back garden \* Generous Kitchen/Dining Room \* Gas central heating & double glazing \* Central location ideal for school \* 1.3 miles to station \* See WALK-THROUGH VIDEO here...

This beautifully presented 3 bedroom family home is situated in a central location within a short walk of local shops and the lower school. It is the end of a row of three with a side path and gate into the rear garden. Off-road parking is included at the rear.

The ground floor comprises a useful Entrance Hall leading into the Living Room (full width of the house) with a generous Kitchen / Dining Room at the back with plenty of space for a family dining table plus a breakfast bar. The kitchen has a built-in oven and gas hob plus there is space and plumbing for a dishwasher as well as a washing machine. The Dining Room has sliding doors out to the very well-tended and laid out back garden. Upstairs, the Master Bedroom has an ideal recess for wardrobes and the second bedroom has its own built-in cupboard. Bedroom 3 and the bathroom (with a window) complete the accommodation.

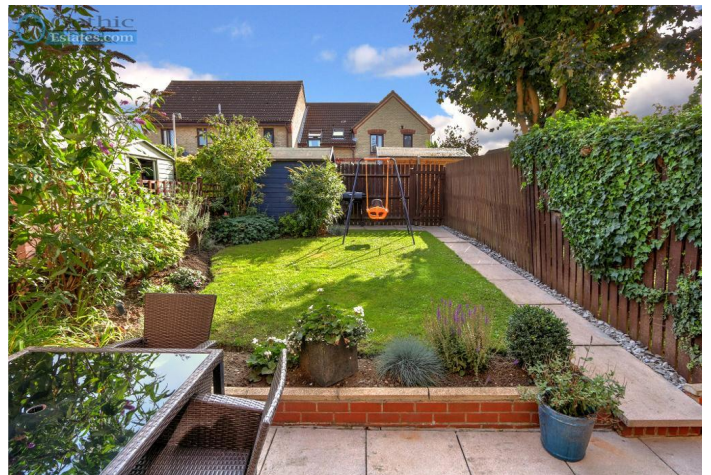
The property is in great decorative order and with gas central heating and double glazing throughout, it's ready to go!

Arlesey Station 1.3 miles  
Letchworth Station 3.5 miles  
Hitchin Station 4.8 miles

Please review all available property and location information, including the video, and then contact us for viewing.

## 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 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' 11" x 11' 5" (4.57m x 3.5m) Max measurements

Kitchen / Dining Room - 14' 11" x 11' 8" (4.56m x 3.56m)

## First Floor

First Floor Landing -

Master Bedroom - 11' 7" x 8' 5" (3.55m x 2.59m) Average measurement.

Bedroom 2 - 9' 10" x 6' 1" (3.02m x 1.86m)

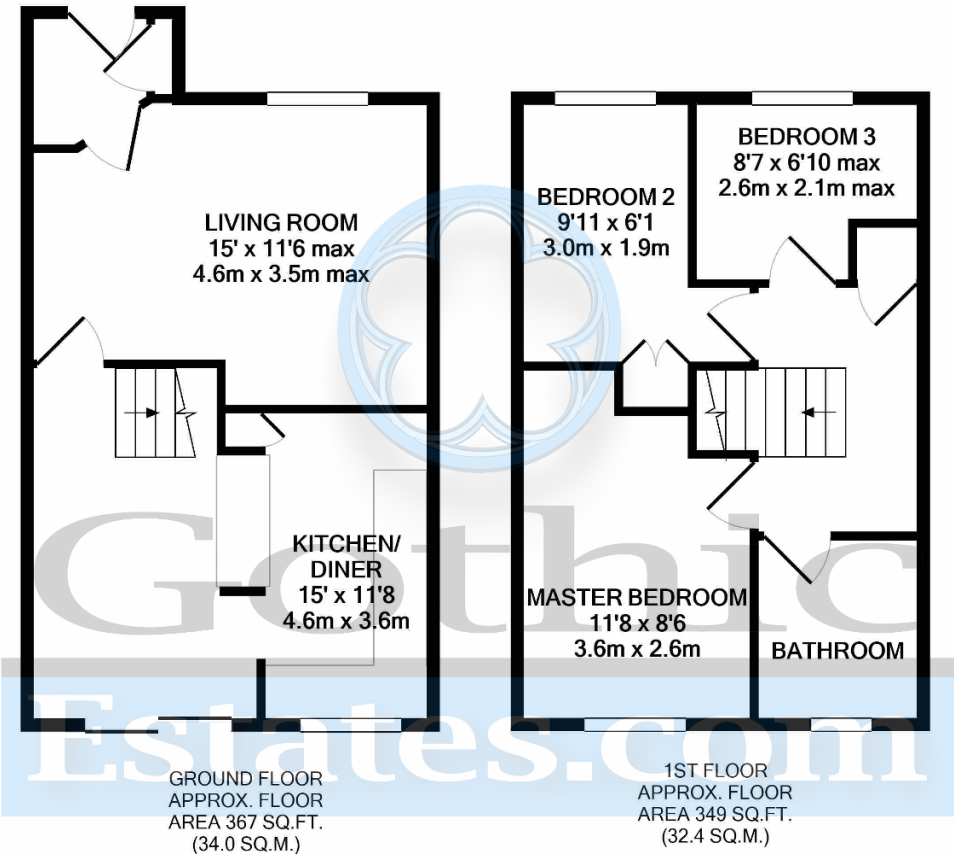
Bedroom 3 - 8' 6" x 6' 9" (2.61m x 2.09m) Max Measurements

Bathroom - 6' 11" x 6' 3" (2.13m x 1.91m)









TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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