



3 Bed Detached in Hitchin Road, Arlesey, SG15 6RR | £365,000

Gothic

Estates.com

VIDEO



## Key Features

- NO CHAIN SALE
- Detached family home with garage
- Great room sizes
- Three double bedrooms all with wardrobes
- 24' (7.4m) Kitchen/Dining Room
- Access both sides to rear garden
- Integral garage with driveway parking
- Potential frontage parking for 2-3



## Description

\* NO CHAIN SALE \* Detached with GARAGE & driveway \* Great room sizes: THREE DOUBLE BEDROOMS all with wardrobes \* Generous Living Room \* 24' Kitchen/Dining Room \* Four piece bathroom \* Potential for further front garden parking up to 3 \* See WALK-THROUGH VIDEO here...

Great renovation opportunity just a few minutes walk from local facilities and easy access straight down Hitchin Road to Hitchin and Letchworth. It's a sizeable house featuring three double bedrooms (all three have built-in wardrobes), a generous Living Room to the front and a 24' / 7.4m Kitchen/Dining Room to the rear. The integral garage offers scope to convert to additional ground floor accommodation eg. a fourth bedroom or Study. Currently there is driveway parking in front of the garage for one but this could be enlarged across the front garden for up to three cars. Back garden is full enclosed, paved and has access to the front both sides of the house.

The property has a modern Worcester Bosch combi boiler fitted however the majority of the fittings, eg Kitchen / Bathroom / Decor are dated and needing upgrade/improvement. Ideal DIY project.

Hitchin centre 4.4 miles

Arlesey mainline rail station (direct London St Pancras from 39 mins)

1.7 miles

Letchworth Garden City 3.0 miles (plus alternative rail line direct Kings Cross)

Nearest local shops 0.1 mile approx 2 mins walk

Gothic Mede Academy (Lower) 0.6 miles approx 10 mins walk

Council tax band D

EPC commissioned

## 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.







