



P U T T E R I L L S

est. 1992

119 High Street, Arlesey, SG15 6SX

**Guide price £745,000**



## An extended and beautifully presented five bedroom detached Victorian residence offered for sale with no forward chain.

Believed to date back to 1880, this beautifully presented five bedroom detached home has been extended and improved over recent years. These improvements seamlessly blend with character features such as open fireplaces, high ceilings and an Aga in the kitchen. The extensive accommodation includes an entrance hall, wet room/cloakroom, two large formal reception rooms, stunning kitchen/family room. To the first floor there are five double bedrooms and a large family bathroom. Externally the property offers ample off road parking on the gravel driveway which leads to the detached garage. The delightful rear garden benefits from a westerly aspect enjoying the best of the afternoon and evening sunshine.

Arlesey is a village with plenty of amenities including village stores, one of which is a post office, medical practice and pharmacy, pub, restaurant, beauty salon, barber, school and two nurseries. It has its own train station with a thirty eight minute connection to London Kings Cross. It also has direct access to the A507 and the A1 motorway, perfect for commuting. Less than fifteen minutes' drive are the towns of Hitchin and Letchworth Garden City with great communities and lots to offer including many high street stores, cafes, restaurants, pubs, banks and train station.

### ENTRANCE HALL

**WETROOM/CLOAKROOM 7'7" x 8'4"**  
(2.31m x 2.54m)

**SITTING ROOM 18'11" x 13'11"** (5.77m x 4.24m)

**DINING ROOM 14'10" x 13'11"** (4.52m x 4.24m)

**KITCHEN/FAMILY ROOM 23'7" x 14'10"** (7.19m x 4.52m)

**UTILITY ROOM 5'8" x 6'7"** (1.73m x 2.01m)

### FIRST FLOOR

**BEDROOM ONE 15'10" x 14'** (4.83m x 4.27m)

**BEDROOM TWO 14'10" x 11'8"** (4.52m x 3.56m)

**BEDROOM THREE 14'10 x 9'10"**  
(4.52m x 3.00m)

**BEDROOM FOUR 11'7" x 9'4"** (3.53m x 2.84m)

**BEDROOM FIVE 10'5" x 9'2"** (3.18m x 2.79m)

**BATHROOM 11'6" x 2"** (3.51m x 2")

### EXTERNALLY

### GRAVEL DRIVEWAY

### GARAGE

### GARDENS

### TENURE

Freehold

### EPC

EER: D

### FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are

in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

### SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





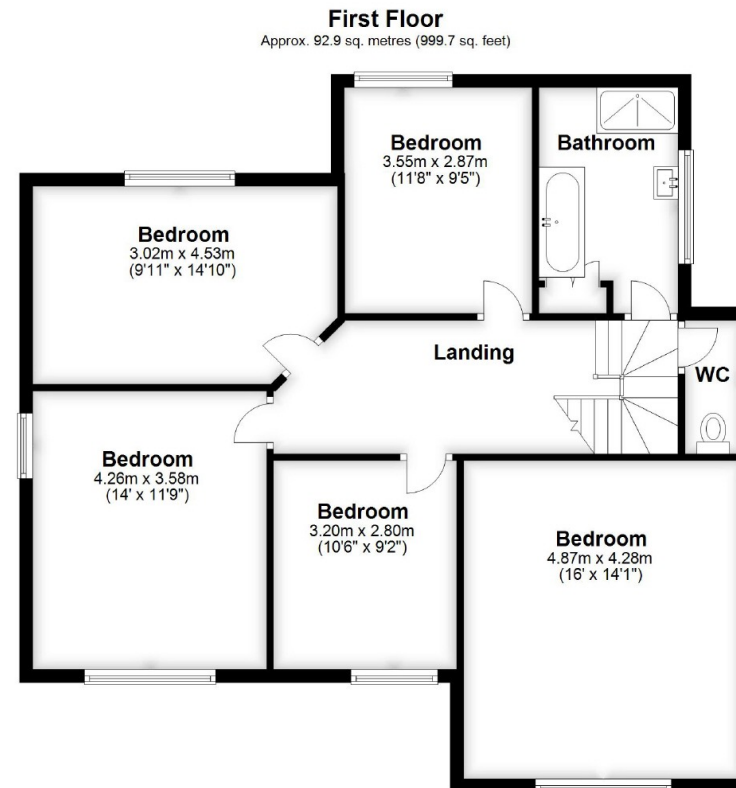
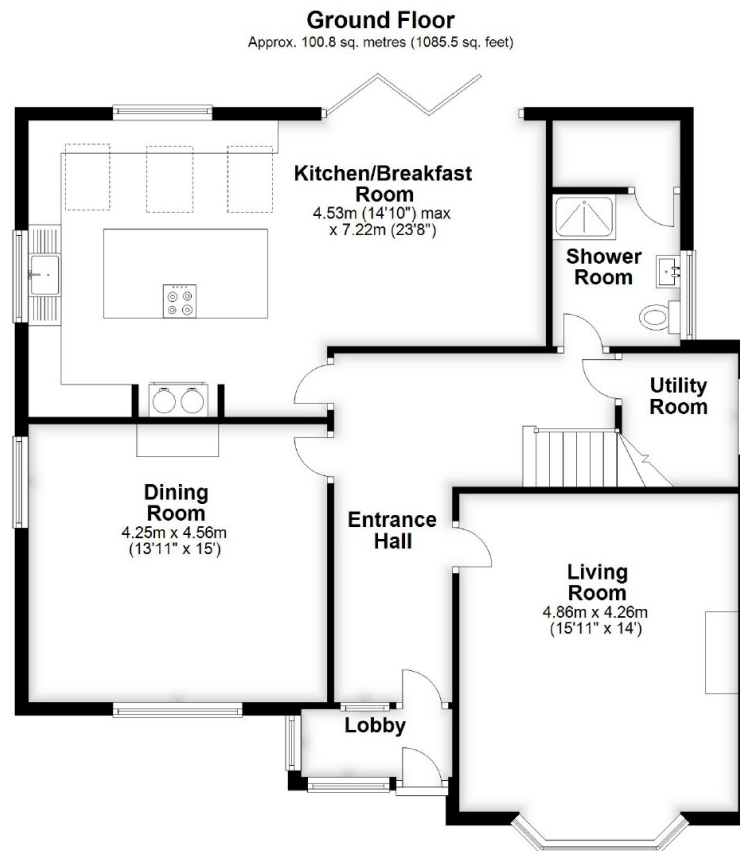












Total area: approx. 193.7 sq. metres (2085.3 sq. feet)