



17, Mayfield Crescent

Lower Standon,
Bedfordshire, SG16 6LE
Offers in excess of £350,000

This extended three bedroom spacious family home set in a cul de sac of similar homes benefits from a garage and workshop. Located in this popular village location with an abundance of countrywide walks on your doorstep and just a short commute to Hitchin for rail links into London.

- Family friendly kitchen/dining room opening to double glazed conservatory
- Potential to alter/extend the already spacious upstairs accommodation (subject to the necessary planning consents)
- Summerhouse with power/light - would make a great home office or gym!
- Brick built workshop and single garage
- Driveway providing off road parking for several cars
- Potential to further extend subject to the necessary planning consents
- Short commute to Hitchin & Arlesey stations providing direct links into London

GROUND FLOOR

Porch

Tiled flooring. Radiator. Door into:

Entrance Hall

Stairs rising to first floor accommodation. Part glazed door into kitchen/dining room. Radiator. Double doors into lounge.

Living Room

17' 9" (max) x 16' 3" (max) (5.41m x 4.95m) Double glazed bay window to front aspect. Radiator. Feature fireplace. Large enough for a study area - perfect for working from home. Parquet wood effect flooring. Double doors to hallway.

Inner Hallway

Tiled floor. Doors into shower room and garage.

Shower Room

Suite comprising separate shower cubicle with electric shower, low level flush wc and wash hand basin. Radiator. Obscure double glazed window to rear aspect.



Kitchen/Dining Room

19' 8" (max) x 18' 3" (max) (5.99m x 5.56m) Re-fitted with a range of base units with granite worksurfaces over. Five ring Neff induction hob with extractor hood over. Neff appliances to include two integrated fridges and dishwasher. Neff electric oven and grill. Built-in Neff microwave and pan drawers. Inset one & half bowl sink with drainer and mixer tap over. Integrated pull out waster/recycling storage. A range of storage cupboards. Tiled flooring with under floor heating. Dual aspect with double glazed windows to rear and side.

Open plan to conservatory of double glazed construction on a brick base with double glazed windows and door opening onto the rear garden. Tiled flooring. Radiator. There is a fibre glass insulated formed roof so the room can be used all year round.

FIRST FLOOR

Landing

Access to partially boarded loft space. Radiator. Doors to all rooms.

Bedroom 1

28' 1" (max) x 13' 5" (max) (8.56m x 4.09m) A range of fitted wardrobes. Radiator. Double glazed window to front aspect.

Bedroom 2

11' 9" (min) x 8' 5" (3.58m x 2.57m) Double glazed window to rear aspect. Radiator.

Bedroom 3

14' 10" (max) x 8' 1" (max) (4.52m x 2.46m) Double glazed window to front aspect. Radiator.

Family Bathroom

Three piece suite comprising low level flush wc, wash hand basin with vanity unit under and panel enclosed bath with rainfall shower and shower attachment. Heated towel rail. Obscure double glazed window to rear aspect.

OUTSIDE

Front Garden

Laid to lawn with footpath providing access to front door. Driveway providing parking for several cars leading to single garage.

Rear Garden

Cold water tap. Security light. Gated access to side. Personal glazed door to workshop. Paved patio area with steps leading to lawned area. Paved patio area housing hot tub (available by separate negotiation) leading to wooden summer house/cabin with power and light. Additional patio area to the rear to capture the evening sun. Gated access to front.

Garage

18' 9" (max) x 8' 1" (5.71m x 2.46m) Electric roller door. Power and light connected. Current owners have their washing machine plumbed in and tumble dryer. Door into inner lobby.

Brick Built Workshop

17' 2" x 10' 2" (5.23m x 3.10m) Power and light connected. Glazed door to garden.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

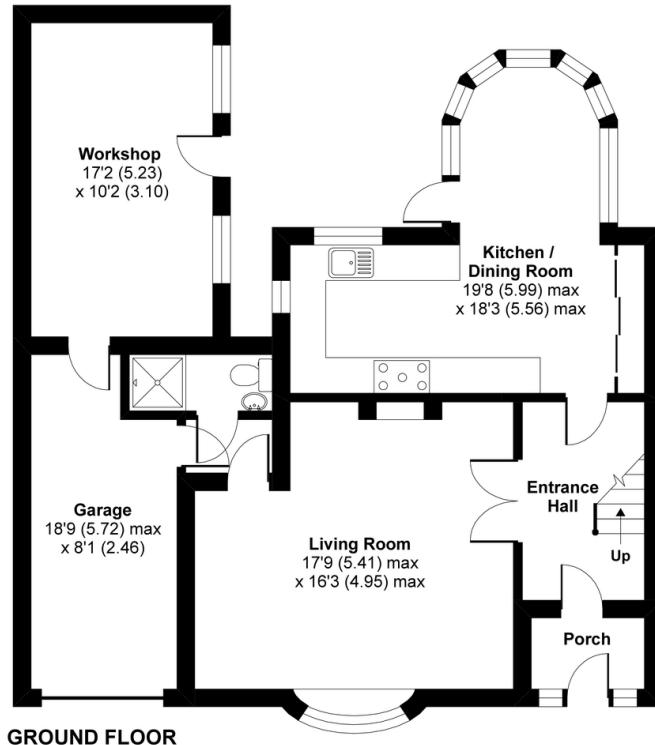


Approximate Area = 1644 sq ft / 152.7 sq m

Outbuilding = 195 sq ft / 18 sq m

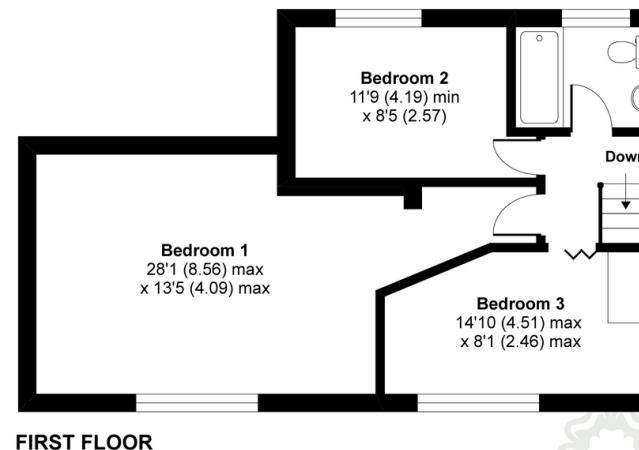
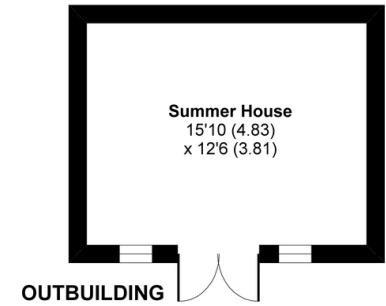
Total = 1839 sq ft / 170.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2020.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. 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. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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