



9, Hawthorn Way

Lower Stondon,
Bedfordshire, SG16 6LA
£260,000

COUNTRY PROPERTIES
PART OF HUNTERS

A rarely available delightful one bedroom bungalow in a tucked away position in this quiet cul de sac in the popular village of Lower Stondon. The property is well presented and has a useful conservatory opening onto the rear garden.

- Quiet tucked away location overlooking fields to the rear
- One bedroom mid terrace bungalow
- Generous accommodation
- Bedroom with fitted wardrobes and en suite shower room
- Gas central heating and double glazing
- An abundance of countryside walks on your doorstep - perfect for walking the dog!

GROUND FLOOR

Entrance

Double glazed door into:

Living Room

15' 5" (max) x 11' 8" (4.70m x 3.56m)

Double glazed window to front.

Radiator. Feature cast iron fireplace with gas fire and granite hearth.

Opening into:

Inner Hall

Access to boarded loft space with ladder and light. Radiator. Doors into bedroom and bathroom. Large storage cupboard housing gas boiler. Double glazed door into conservatory.

Kitchen/Breakfast Room

10' 5" x 7' 7" (3.17m x 2.31m) A range of wall and base units with worksurfaces and tiled splashbacks. Breakfast bar. Pantry cupboard. Stainless steel sink and drainer unit with swan neck mixer tap over. Inset electric oven and four ring gas hob with extractor fan over. Integrated fridge. Space and plumbing for washing machine. Radiator. Tiled flooring. Double glazed window to rear.

Bedroom

12' 1" x 10' 2" (3.68m x 3.10m) Double glazed window to front. Radiator. Fitted double and single wardrobes.



Bathroom

Three piece suite comprising low level flush wc, pedestal mounted hand wash basin and panel enclosed bath with shower over. Heated towel rail. Tiled walls and ceramic tiled flooring.

Obscure double glazed window to conservatory.

Conservatory

12' 6" (max) x 10' 3" (max) (3.81m x 3.12m) Double glazed construction on brick base with double glazed windows and French doors opening onto the rear garden. Radiator. Two storage cupboards, one with power and space for additional freezer. Further cupboard housing electric meters.

OUTSIDE

Front Garden

Pathway to front door with shrub border. Outside tap.

Rear Garden

Low maintenance rear garden with raised patio area offering views over fields with mature planting and hedge borders. Outside tap.

There is a pedestrian right of way across the rear of the neighbouring property.

Parking

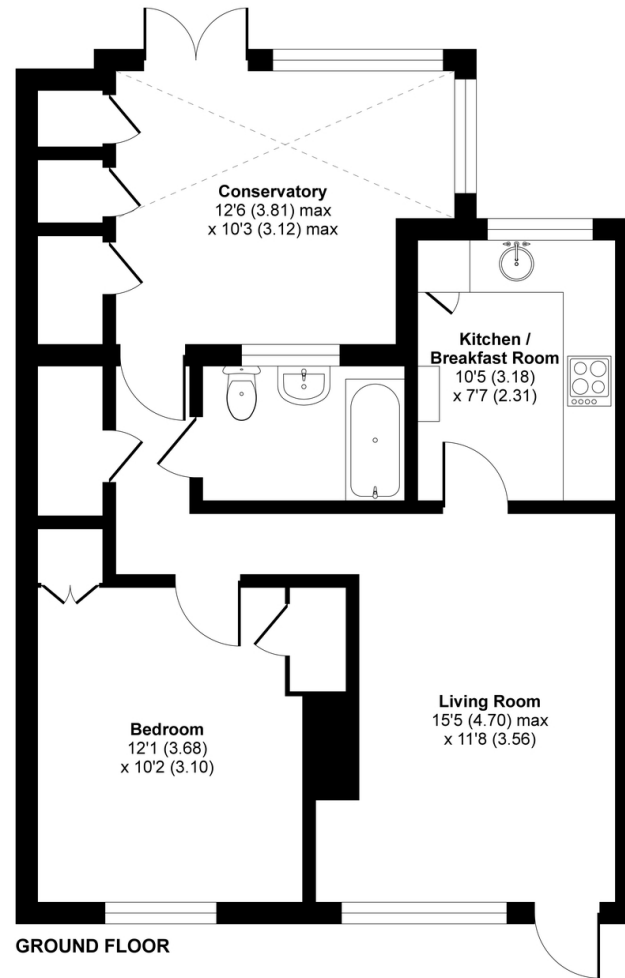
Ample communal parking available for the residents of Hawthorn Way.

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



Approximate Area = 665 sq ft / 61.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		88
(69 to 80)	C		70
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 708545



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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