



Belpaire Close, Lower Stondon, Henlow, Hertfordshire. SG16 6GU

| Satchells





## 2 Bedroom Maisonette

### Guide price £325,000 Leasehold

A beautifully arranged two-bedroom maisonette offering a bright, well-proportioned living space. The thoughtfully designed layout features a spacious lounge, a contemporary kitchen-dining area ideal for entertaining, and two comfortable bedrooms served by a modern bathroom. Clever storage solutions and a welcoming landing enhance everyday practicality, creating a sense of character and flow throughout. A stylish and functional home perfect for modern living with your own front door, convenient off-road parking, and a private enclosed garden.

- Approximately 5 years left on new build warranty
- Dual aspect lounge/kitchen/dining room
- Two double bedrooms
- Three piece family bathroom
- Private enclosed garden
- Off road parking for two cars
- Leasehold - 995 years remaining
- Service charge - Approx £500 pa
- Ground rent - Nil
- EPC rating B. Council tax band B

## **Ground Floor:**

### **Front Door:**

Double glazed composite front door.

### **Hallway:**

Storage cupboard. Radiator. Laminate flooring.

## **First Floor:**

### **Landing:**

Radiator. Double glazed window to front. Carpet as fitted.

### **Kitchen/Dining Room:**

Abt. 16' 8" x 9' 4" (5.08m x 2.84m) An immaculately presented kitchen/dining room fitted with a comprehensive range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Single oven with induction hob and extractor over. Integrated fridge/freezer, dishwasher and washer/dryer. Combi-boiler. Tiled splashback area. Radiator. Two double glazed windows to front. Laminate flooring.

### **Lounge:**

Abt. 15' 0" x 19' 7" (4.57m x 5.97m) A bright dual aspect lounge perfect with two double glazed windows to rear. Storage cupboard. Radiator. Laminate flooring.

### **Hallway:**

Storage cupboard. Radiator. Laminate flooring.

### **Bedroom One:**

Abt. 12' 8" x 10' 10" (3.86m x 3.30m) A generous double bedroom with double glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 9' 9" x 10' 3" (2.97m x 3.12m) Radiator. Double glazed window to rear. Carpet as fitted.

### **Bathroom:**

A white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin and low level WC. Half tiled walls. Radiator. Extractor fan. Double glazed window to rear. Tiled flooring.

## **Outside:**

### **Front Garden:**

A minimal frontage mainly laid to grass with path leading to front door and mature shrubbery bordering. Outside light.

### **Rear Garden:**

This property benefits from its own private garden with timber shed, mostly laid to grass. There is gate access

## Additional Information:

### Agents Note:

Draft details yet to be approved by the vendor and maybe subject to change.

### Anti-Money Laundering:

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





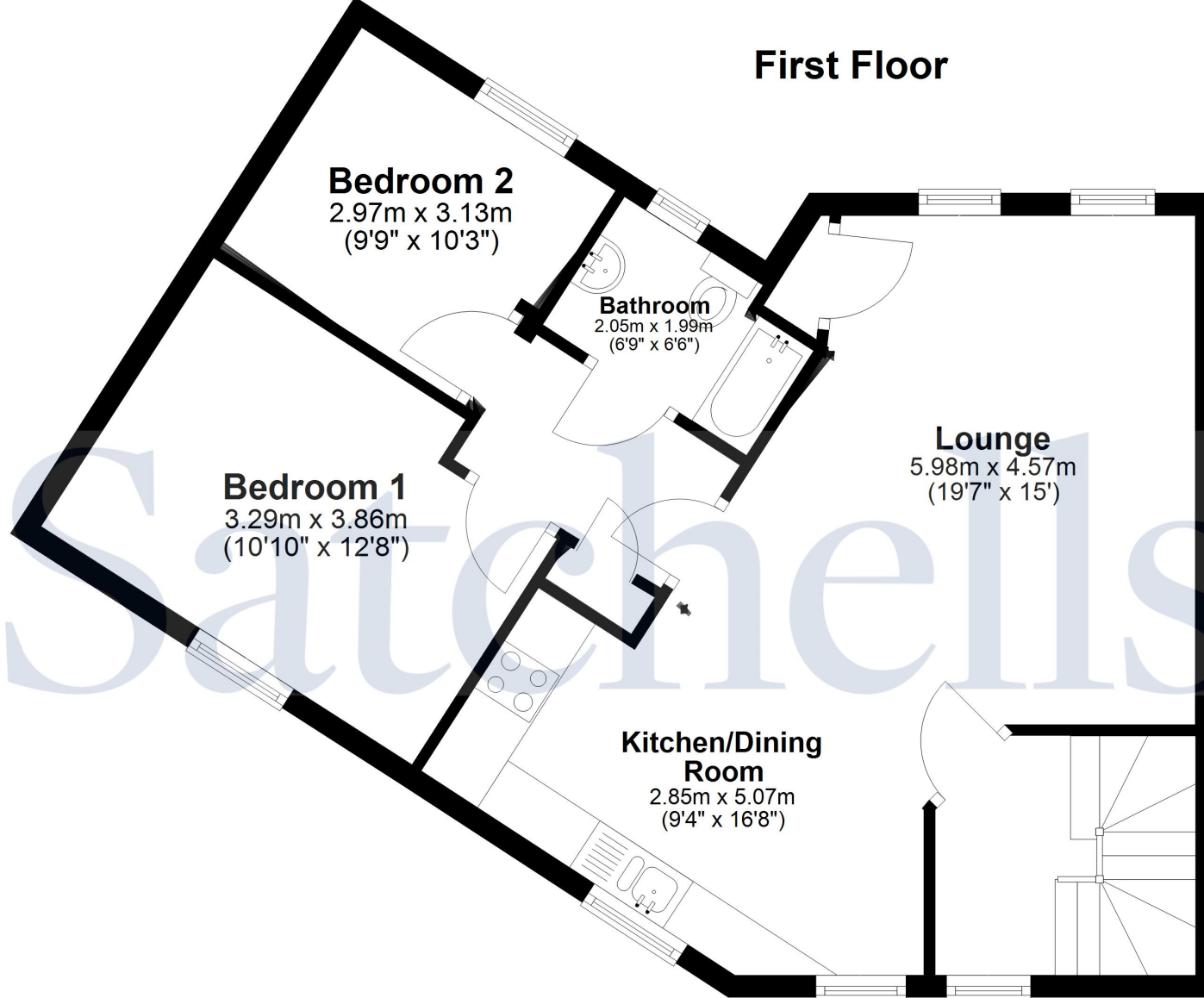


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## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.