



Tedder Avenue, Henlow, Bedfordshire. SG16 6HN







## 3 Bedroom Semi-Detached House

### Guide Price £335,000 Freehold

A spacious three bedroom family home located in a popular location near to local schools and within easy access of all commuter links.

This property has the benefit of a larger than average south facing rear garden which is fully enclosed and has a large patio area with the remainder laid to lawn. Internally the accommodation comprises entrance hall, a spacious bright and airy living room, kitchen and utility/store room to the ground floor. To the first floor are three generous bedrooms, and a refitted bathroom. Further benefits include gas central heating, double glazing and allocated parking for two cars. All in all, a super family home that must be viewed.

- Large family home
- Three generous bedrooms
- Refitted bathroom
- Great size, south facing garden
- Spacious living room
- Utility/store room
- Allocated parking for two cars
- Gas central heating
- Double glazing
- EPC rating D. Council tax band C

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor with cupboard under. Double glazed window to front with fitted shutters. Radiator. Carpet as fitted.

### **Living Room:**

Abt. 23' 9" x 11' 9" (7.24m x 3.58m) A large living room with twin aspect double glazed windows to rear with fitted shutters. Feature fireplace with inset electric fire. Two radiators. Television point. Carpet as fitted.

### **Kitchen:**

Abt. 11' 0" x 8' 4" (3.35m x 2.54m) A well appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Space for electric cooker with extractor hood over. Plumbing for automatic washing machine. Space for fridge/freezer. Larder cupboard. Wall mounted gas boiler. Double glazed window to front with fitted shutters. Double glazed door to utility/store room. Vinyl flooring.

## **Utility/Store Room:**

Abt. 12' 4" x 6' 4" (3.76m x 1.93m) Double glazed doors to front and rear. Power and lighting. Tiled flooring.

## **First Floor**

### **Landing:**

Twin aspect double glazed windows to front with fitted shutters. Airing cupboard. Carpet as fitted.

### **Bedroom One:**

Abt. 12' 10" x 10' 3" (3.91m x 3.12m) Double glazed window to rear with fitted shutters. Built in double wardrobe. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 10' 3" x 8' 10" (3.12m x 2.69m) Double glazed window to rear with fitted shutters. Built in double wardrobe. Radiator. Access to a boarded loft space via a retractable ladder. Carpet as fitted.

### **Bedroom Three:**

Abt. 9' 9" x 7' 8" (2.97m x 2.34m) Double glazed window to front with fitted shutters. Built in overstairs cupboard. Radiator. Carpet as fitted.

**Bathroom:**

A refitted white suite comprising a 'P' shaped bath with shower over and glass screen, vanity unit with inset wash hand basin and low level WC with concealed cistern. Part tiled walls. Heated towel rail. Dual aspect double glazed windows to front and side. Inset ceiling lights. Tiled flooring with underfloor electric heating.

**Outside****Rear Garden:**

A larger than average rear garden with a porcelain paved patio providing a fantastic space for entertaining and alfresco dining. The remainder of the garden is laid to lawn. Timber shed to remain. Gated side access.

**Front Garden:**

Path to front door. Area laid to lawn with decorative stone borders.

**Parking:**

Two allocated parking bays.

**Additional Information:**

There is an estate charge of £50 per month

**Agents Note:**

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





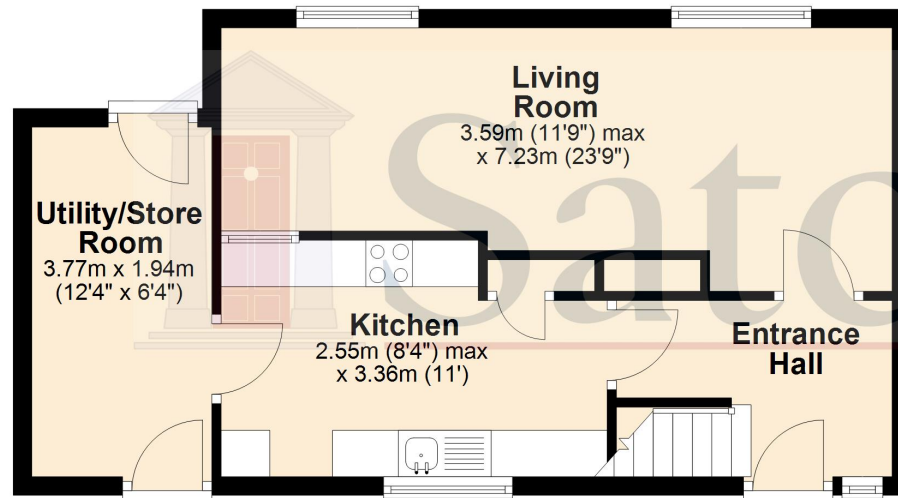


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

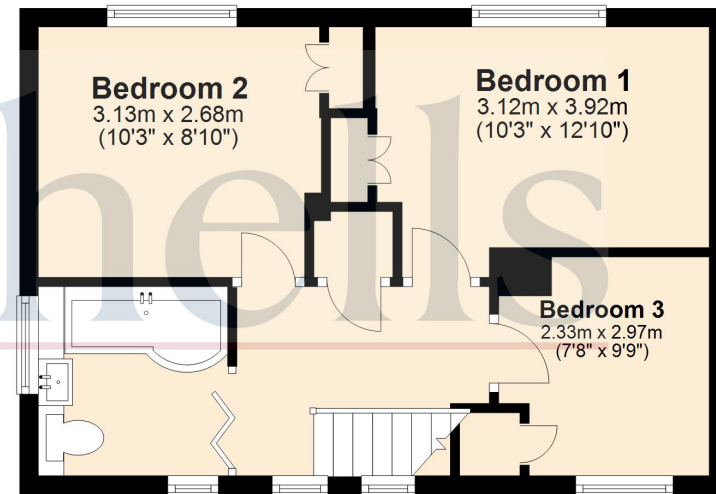




**Ground Floor**



**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.