



Clifton Road, Henlow, Bedfordshire. SG16 6BL

Satchells



3 Bedroom Semi-Detached House Offers in Excess of £425,000 Freehold

Discover this recently built, thoughtfully designed three-bedroom, two-bathroom semi-detached home, showcasing quality craftsmanship and contemporary elegance. Featuring a sleek, modern aesthetic, the property boasts an open-plan layout ideal for modern living and entertaining. Conveniently situated with excellent access to Arlesey train station and the A1, it combines style and practicality in a highly sought-after location. An excellent choice for those seeking comfort, convenience, and a touch of sophistication.

- Three double bedrooms
- CHAIN FREE
- Recently built with NHBC still remaining
- Allocated parking
- Popular area for commuters with Arlesey and Hitchin nearby
- Open plan living areas
- En-suite to bedroom two
- Integrated kitchen appliances
- Bi-fold doors leading to the rear garden
- EPC rating B. Council tax band D

Ground Floor

Kitchen:

Wood stone worktops, integrated appliances including single fan oven integrated fridge/freezer. Skylights. Bi-fold doors to rear garden. Breakfast area with stool chairs that fit underneath.

Lounge/Dining Area:

Abt. 26' 3" x 11' 8" (8.00m x 3.56m) Viggo Roble flooring throughout the downstairs with mounted TV to wall and dining area currently housing six seater table. Dual aspect with vertical radiator heating.

First Floor

Bedroom Two:

Abt. 11' 9" x 8' 3" (3.58m x 2.51m) Laid to carpet with storage cupboard, fitted curtains and en-suite shower room. En-suite including fitted rainfall effect electric shower and glass door protected by splash back tiling. Sink wash basin, towel rail and low level flush WC.

Bedroom Three:

Abt. 9' 8" x 8' 3" (2.95m x 2.51m) Laid to carpet with fitted curtains and radiator.

Family Bathroom:

Modern suite comprising of a fitted tub with shower attachment. Low level flush WC and sink wash basin.

Top Floor

Principal Bedroom:

Abt. 11' 6" x 16' 8" (3.51m x 5.08m) Comprising of the whole top floor this room adds a deal of privacy with blackout blinds in the skylights. Fitted wardrobes all across the wall with radiator to finish.

Outside

Front Garden:

Paved driveway with two allocated spaces. Fitted alarm system. Side access to rear garden.

Rear Garden:

Black porcelain tiled patio. Laid to grass lawn. Wooden shed. Bordered by a selection of shrubs and plants.

Additional information:

Agents Notes:

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

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.

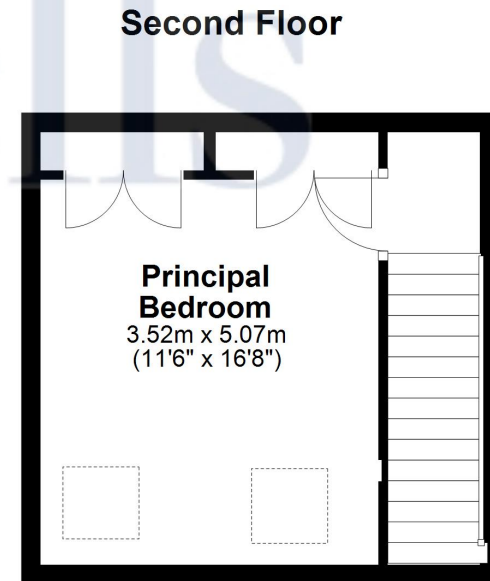
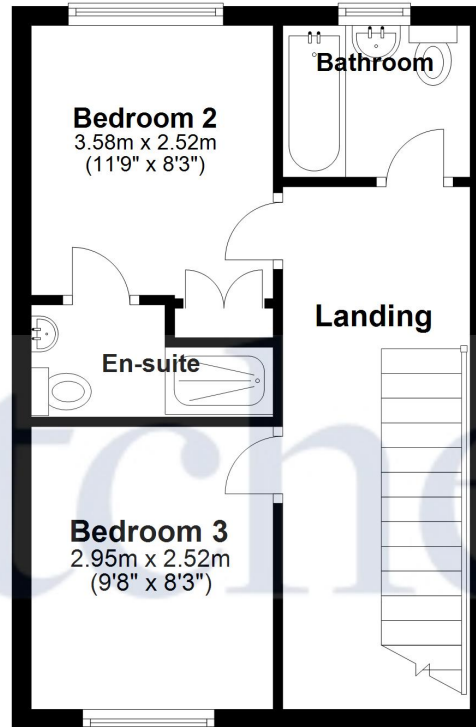
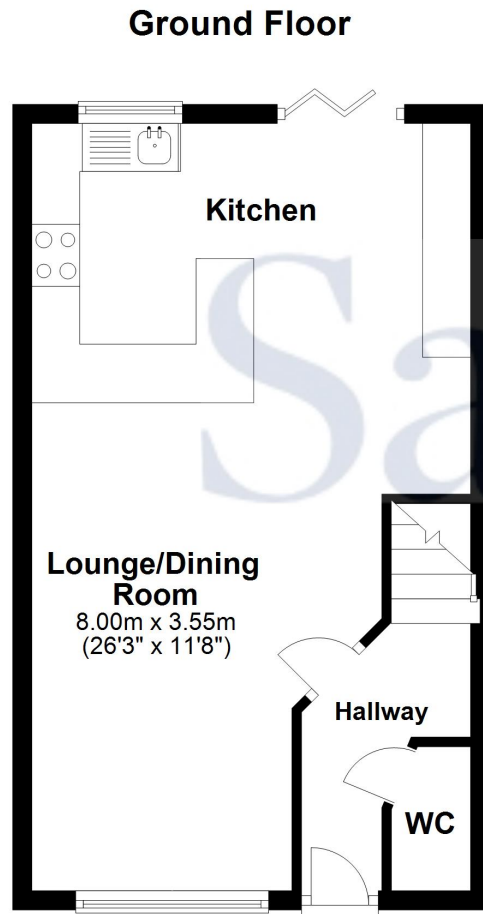




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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First Floor



For illustrative 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.