



16, Church Road

Henlow,
Bedfordshire, SG16 6AN
£890,000

country
properties

A stunning four bedroom detached family home in an enviable position overlooking the church in the highly sought after village of Henlow. This spacious family home offers approximately 1,920 sqft of flexible family living and located within a short walk to local shops, schools and countryside walks.

- Living room with feature fireplace and inset wood burning stove
- Family room with feature vaulted ceiling
- Main and 2nd bedroom both with en suite shower rooms
- Large driveway providing off road parking for numerous vehicles
- Spacious kitchen/dining room with french doors opening onto the rear garden
- Ground floor study/utility room
- Rear garden with workshop
- Short drive to Arlesey station with direct link to London & Gatwick airport



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Doors into cloakroom, shower room, kitchen/dining room and living room.

Cloakroom

Suite comprising low level wc and wash hand basin. Extractor.

Shower Room

Tiled shower cubicle. Double glazed window to front.

Living Room

18' 8" x 12' 1" (5.69m x 3.68m) Dual aspect with two double glazed windows to side and window to front. Feature fireplace with inset wood burning stove. Radiator. Wall lights.

Family Room

14' 10" (max) x 11' 2" (4.52m x 3.40m) Feature vaulted ceiling with wood beams. Double glazed windows overlooking the rear garden. Wood effect flooring. Opening to:

Kitchen/Dining Room

20' 4" x 18' 2" (6.20m x 5.54m) A range of shaker style wall and base units with complementary worksurfaces and upstands. Inset double butler sink with swan neck mixer tap over. Integrated dishwasher. Range cooker with extractor hood over. Space for American style fridge/freezer. Wood effect flooring. Two contemporary vertical radiators. Double glazed window and french doors opening onto the rear garden. Door to:

Rear Lobby

Doors to garage, study/utility room and rear garden.

Study/Utility Room

8' 5" x 5' 3" (2.57m x 1.60m) Worksurface with space and plumbing for washing machine. Radiator. Wood effect flooring. Double glazed window to side.

FIRST FLOOR

Landing

Double glazed window to front. Doors into all bedrooms and bathroom.



Dressing Area

A range of fitted wardrobes. Opening to:
Bedroom 1

18' 8" (max) x 17' 6" (5.69m x 5.33m)

Double glazed window to front. Access to loft space. Radiator. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, wash hand basin and low level wc. Extractor. Tiled walls and flooring.

Bedroom 2

13' 9" x 9' 0" (4.19m x 2.74m) Double glazed window to rear. Radiator. Door into:

En-Suite (2)

Suite comprising shower cubicle, wash hand basin and low level wc. Tiled walls and flooring.

Bedroom 3

15' 0" x 10' 6" (4.57m x 3.20m) Dual aspect with double glazed windows to side and rear. Radiator. Fitted wardrobes.

Bedroom 4

12' 1" x 7' 11" (3.68m x 2.41m) Dual aspect with double glazed windows to front and side. Radiator.



Bathroom

Three piece suite comprising claw foot double ended bath with telephone style mixer/shower attachment, pedestal wash hand basin and low level wc. Feature wood panelling to dado height. Tiled flooring. Obscure double glazed window to front.

OUTSIDE

Front Garden

Large frontage laid to lawn with various shrubs and trees. Driveway providing off road parking for several cars. Gated access to rear garden.

Rear Garden

Laid to lawn with large paved patio area, mature tree and laurel hedging. External lights. Paved pathway to workshop and timber shed (to remain). Gated access to the front.

Workshop

19' 5" x 9' 4" (5.92m x 2.84m) Two windows and double doors to front.

Garage

Roller door to front, with power/light connected. Two windows to side and door to rear lobby.

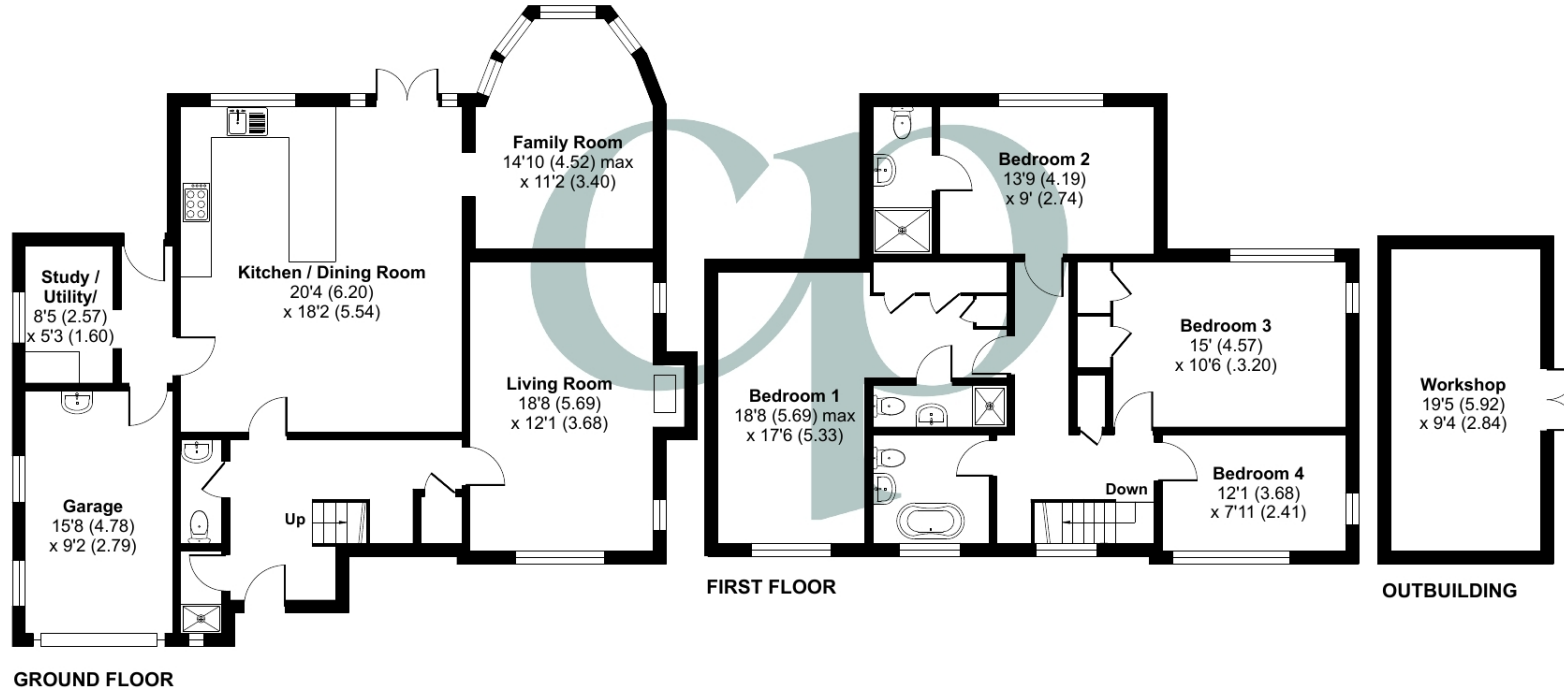
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



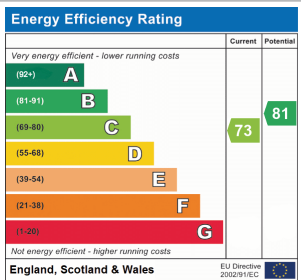


Approximate Area = 1967 sq ft / 182.7 sq m
 Garage = 149 sq ft / 13.8 sq m
 Workshop = 189 sq ft / 17.5 sq m
 Total = 2305 sq ft / 214.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1120509



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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