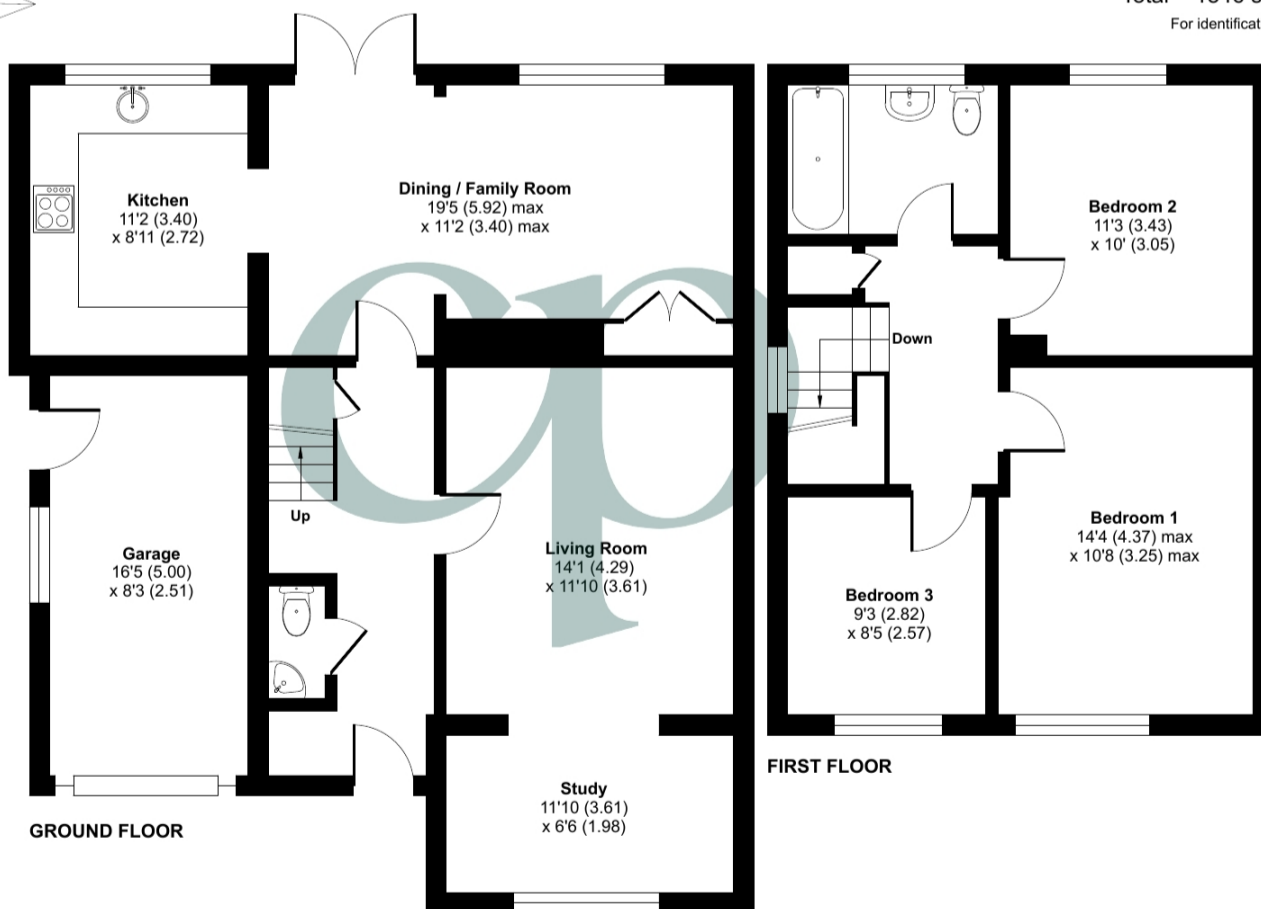




Approximate Area = 1211 sq ft / 112.5 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1346 sq ft / 125 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1124856

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

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

This well presented three bedroom detached home boasts a good size rear garden and a lovely setting backing onto the brook. The property is ideally located within a popular cul-de sac location with easy access to local towns and commuter links into London.

- Re-fitted kitchen with integrated appliances
- Dining/family room with french doors opening onto the garden
- Living room with separate study area
- Garage and driveway providing side by side parking for 2 cars
- Nearby countryside walks
- Short walk to local shops and amenities
- Planning approved to widen garage and extend over garage and kitchen to create additional bedroom and en-suite. CB/22/00722/FULL (Expiry May 2025) plans available on request

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Wood effect flooring. Radiator enclosed in decorative cover. Doors into cloakroom, living room and dining/family room.

Cloakroom

Suite comprising low level wc and vanity wash hand basin with tiled splashback.

Living Room

14' 1" x 11' 10" (4.29m x 3.61m) Wood effect flooring. Radiator. Large open archway to:

Study

11' 10" x 6' 6" (3.61m x 1.98m) Double glazed window to front. Radiator. Wood effect flooring.

Dining/Family Room

19' 5" (max) x 11' 2" (max) (5.92m x 3.40m) Wood effect flooring. Radiator. Double glazed window and french doors opening onto the rear garden.



Kitchen

11' 2" x 8' 11" (3.40m x 2.72m) A range of wall and base units with complementary wood effect worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Two fitted Neff ovens. Inset Smeg induction hob with glass splashback and stainless steel extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Wood effect flooring. Double glazed window to rear.

FIRST FLOOR

Landing

Access to loft space. Cupboard housing gas boiler. Obscure double glazed window to side. Doors into all rooms.

Bedroom 1

14' 4" (max) x 10' 8" (max) (4.37m x 3.25m) Double glazed window to rear. Radiator.

Bedroom 2

11' 3" x 10' 0" (3.43m x 3.05m) Double glazed window to front. Radiator.

Bedroom 3

9' 3" x 8' 5" (2.82m x 2.57m) Double glazed window to front. Radiator.

Family Bathroom

Suite comprising panel enclosed bath, pedestal wash hand basin and low level wc. Fully tiled walls. Radiator. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Block paved driveway providing side by side parking for 2 cars. Further raised block paved area with mature planting. External light. Gated access to the rear garden.

Rear Garden

Large paved patio with raised brick borders opening to the lawn area with mature trees and shrubs and further paved patio area to the rear of the garden. Fully enclosed with gated access to shingled area overlooking the brook. Gated access to the front.

Garage

Up & over door to front.

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

