



## Chapel Way, Henlow, Bedfordshire. SG16 6PB

- LINK DETACHED HOUSE
- THREE BEDROOMS
- PARKING FOR MULTIPLE CARS
- DOWNSTAIRS CLOAKROOM
- GARAGE
- CONSERVATORY
- FITTED WARDROBES IN BEDROOM ONE
- WHITE GOODS INCLUDED
- COMBINATION BOILER
- KITCHEN/DINER



## PROPERTY DESCRIPTION

This well presented, link detached family home is located in the village of Henlow; benefitting from a new combination boiler and parking for multiple cars. On the ground floor; lounge, kitchen/diner, conservatory and downstairs cloakroom. Upstairs three bedrooms and family bathroom.

Chapel way is located in the village location of Henlow; a small village within Bedfordshire on the outskirts on Hertfordshire, surrounded by countryside. The village has a good range of local facilities including the highly regarded 'Champneys' and great train links to London and Cambridge.

Local Shops 0.1 miles

Henlow Church of England School 0.3 miles

Champneys Spa 0.5 miles

Arlesey Train Station 1.0 miles

A1m Junction 10 3.7 miles



# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE HALLWAY

Doors leading to the downstairs cloakroom and lounge. Stairs to the first floor. Radiator.

### DOWNSTAIRS CLOAKROOM

0.8m x 2.1m (2' 7" x 6' 11")

W/C and wash hand basin, window to the front aspect. Radiator.

### LOUNGE

3.7m x 3.7m (12' 2" x 12' 2") MAX

Double doors leading to the dining room. Window to the front aspect. Radiator.

### KITCHEN/DINER

4.62m x 3.3m (15' 2" x 10' 10")

Range of wall and base units with worksurface over. Double oven and Gas Hob. Space for washing machine and fridge/freezer. Wall mounted combination boiler (installed October 2022)

Space for a dining table, open to the kitchen. Storage cupboard. Sliding door to the conservatory. Radiator.

### CONSERVATORY

2.44m x 2.8m (8' x 9' 2")

Brick around the bottom with windows on three sides. Door to the rear garden.

## FIRST FLOOR

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Storage cupboard. Access to the loft via a pull down ladder.

(The loft is part boarded with a light)

## BEDROOM ONE

3.09m x 2.7m (10' 2" x 8' 10") UP TO WARDROBES

Double bedroom with fitted wardrobes with matching eight draw chest and two bedside tables. Window to the front aspect. Radiator.

## BEDROOM TWO

3.4m x 2.7m (11' 2" x 8' 10")

Double bedroom with window to the rear aspect. Radiator.

## BEDROOM THREE

2.4m x 1.9m (7' 10" x 6' 3")

Single bedroom with window to the rear aspect. Radiator.

## BATHROOM

1.9m x 1.9m (6' 3" x 6' 3")

Part tiled bathroom comprising: side panel bath with newly fitted electric shower over, wash hand basin and w/c. Window to the front aspect. Radiator.

## EXTERIOR

### DRIVEWAY

Block pave driveway to fit multiple cars. Access to the garage. Gate to the rear garden.

### GARAGE

Up and over door. Door into the rear garden. Lighting, power and eaves storage.

### REAR GARDEN

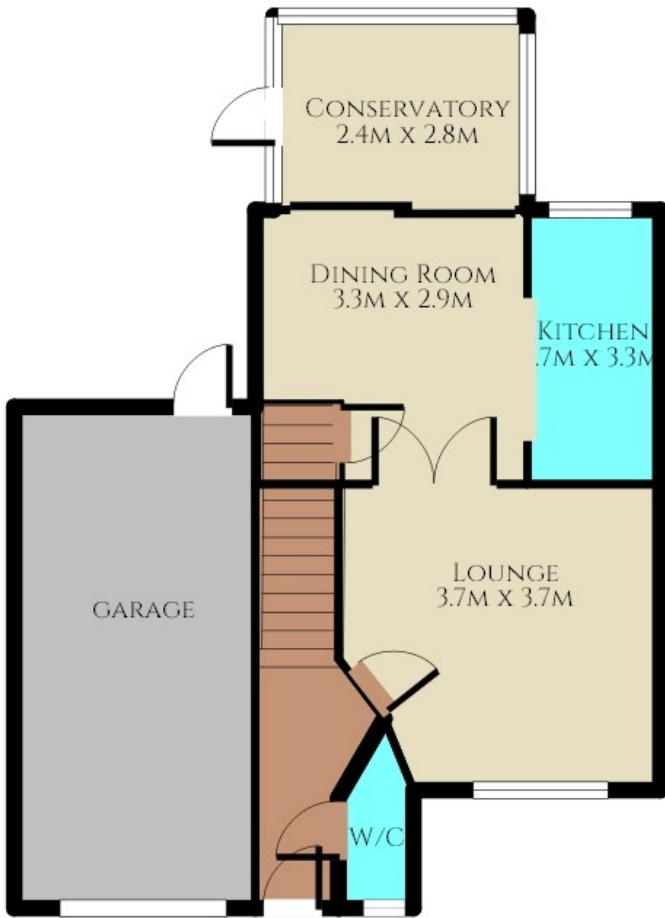
Fully enclosed rear garden, mainly laid to lawn with patio area.

## AGENTS NOTES

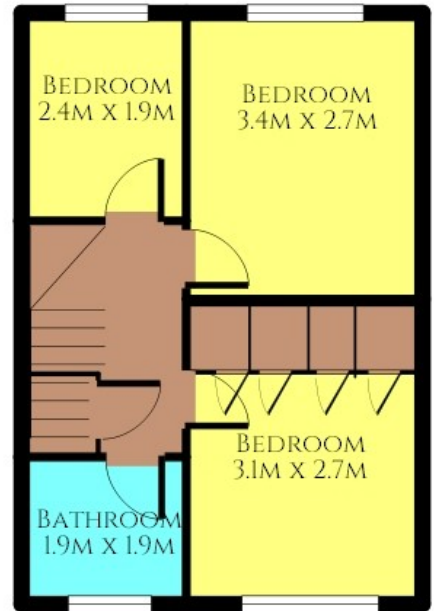
The vendor tells us that the house is next door to an Anglian water pumping station and because of this they have guaranteed the house will never be flooded - what a fantastic bonus!



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Stevenage  
 29, Shephall Green, Stevenage, SG2 9XS  
 01438 572020  
 linzi.davis@kalmestateagents.co.uk