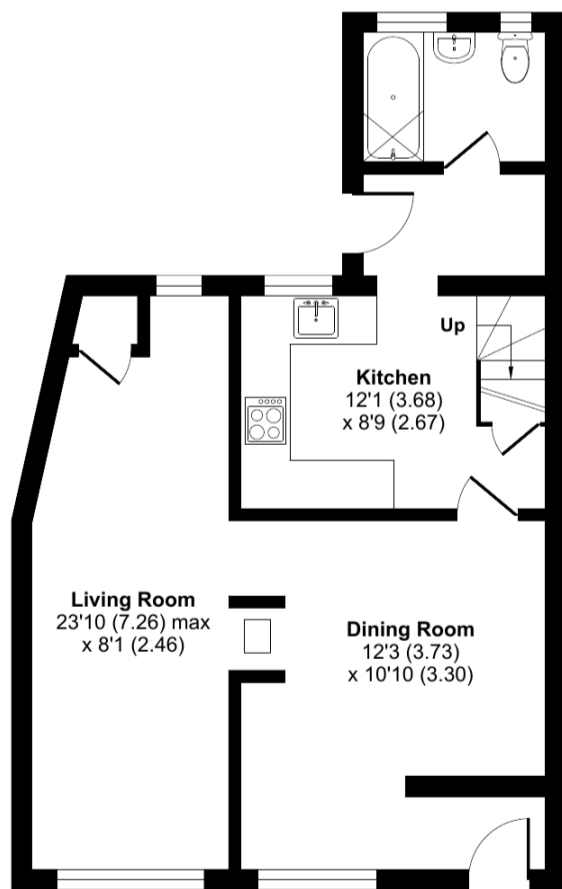
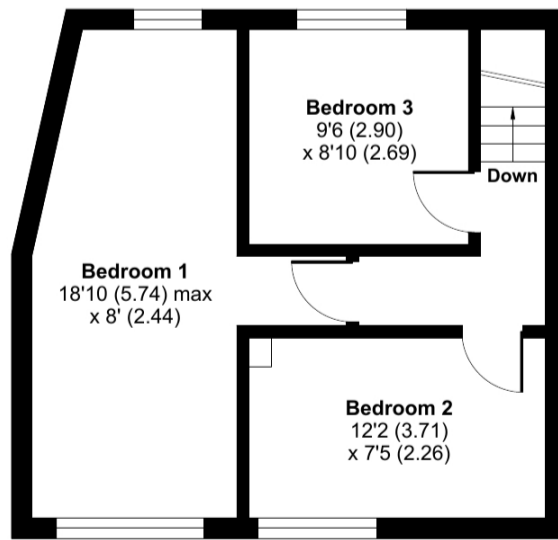




Approximate Area = 983 sq ft / 91.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	69



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Country Properties. REF: 1001414



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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk



This refurbished three bedroom semi-detached home provides spacious family living with the benefit of a westerly aspect garden and off road parking to the rear. Situated in the sought after village of Lower Stondon just a short drive to the historic market town of Hitchin.

- Beautifully presented throughout - just move in!
- 23ft living room with double sided multi fuel stove open into dining room
- Off road parking to the rear for 2-3 cars
- Sunny west facing garden
- Close to village amenities and highly regarded schooling
- Just a short commute into nearby market town of Hitchin with rail links into the city

GROUND FLOOR

Entrance Hall

Double glazed leaded light window to front. Radiator. Open plan to dining room.

Dining Room

12' 3" x 10' 10" (3.73m x 3.30m) Dual aspect multi fuel stove opening to living room. Radiator. Latch door to kitchen. Opening to:

Living Room

23' 10" x 8' 1" (7.26m x 2.46m) Double glazed leaded light windows to front and rear. Two radiators. Cupboard housing Worcester combination boiler. Dual aspect multi fuel stove to dining room.

Kitchen

12' 1" x 8' 9" (3.68m x 2.67m) Newly re-fitted with a range of shaker style wall and base units with complementary worksurfaces and upstands. Inset ceramic sink with drainer and swan neck mixer tap over. Electric oven and induction hob with glass splashback and stainless steel extractor hood over. LVT wood effect flooring. Stairs rising to first floor with under stairs storage cupboard. Radiator. Double glazed leaded light window to rear. Opening to rear lobby.

Rear Lobby

Space and plumbing for washing machine and tumble dryer. LVT wood effect flooring. Leaded light double glazed door to rear garden. Latch door into:



Bathroom

Re-fitted comprising panel enclosed bath with shower over and glass side screen, low level flush wc and vanity wash hand basin. Fully tiled walls. LVT wood effect flooring. Heated towel rail. Two double glazed leaded light windows to rear.

FIRST FLOOR

Landing

Doors into all rooms.

Master Bedroom

18' 10" (max) x 8' 0" (5.74m x 2.44m) Dual aspect with double glazed leaded light windows to front and rear. Radiator.

Bedroom 2

12' 2" x 7' 5" (3.71m x 2.26m) Double glazed leaded light window to front. Radiator.

Bedroom 3

9' 6" x 8' 10" (2.90m x 2.69m) Double glazed leaded light window to rear. Radiator.

OUTSIDE

Front Garden

Laid to lawn with flower/shrub border, paved pathway to front door.

Rear Garden

Westerly aspect rear garden with courtyard area leading to a large lawn with decked patio and mature tree to the rear. Two external power points (to enable car charging point if required). Two timber sheds with power/light to remain. Gated access to the front.

Parking

Block paved parking area to the rear providing off road parking for 2-3 cars.

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

