



Harrier Mill, Henlow, Bedfordshire. SG16 6BQ





4 Bedroom Semi-Detached House

£440,000 Freehold

Located in the popular Village of Henlow this substantial and beautifully presented four double bedroom family home, with accommodation over three floors, must be viewed internally.

The spacious and beautifully presented accommodation comprises entrance hall, cloakroom, living room and a superbly refitted kitchen/dining room with integrated appliances to the ground floor. The first floor provides the principal bedroom with refitted en-suite and bedroom four/home office, whilst to the second floor are a further two double bedrooms and the family bathroom. Externally is an attractive, low maintenance rear garden, detached garage and gated driveway to provide off road parking for two/three cars. For further details and your appointment to view this fantastic family home please contact Satchells Stotfold.

- Four double bedrooms
- Refitted en-suite to principal bedroom
- Ground floor cloakroom
- Refitted kitchen/dining room
- Light and airy living room
- Family bathroom
- Attractive low maintenance rear garden
- Garage and gated driveway with carport
- Close to open countryside
- EPC rating C. Council tax band E

Ground Floor

Front Door:

Steel front door.

Entrance Hall:

Stairs to first floor. Radiator. Inset ceiling lights. Coved ceiling. Engineered wood flooring.

Cloakroom:

A white suite comprising low level WC and pedestal wash hand basin. Half tiled walls. Double glazed window to front. Radiator. Engineered wood flooring.

Living Room:

Abt. 15' 7" x 11' 10" (4.75m x 3.61m) Double glazed window to front. Television point. Telephone point. Understairs storage cupboard. Wall mounted thermostat control. Coved ceiling. Engineered wood flooring. Double doors to kitchen/dining room.

Kitchen/Dining Room:

Abt. 15' 4" x 11' 5" (4.67m x 3.48m) A superbly refitted kitchen/dining room comprising a comprehensive range of eye and base level units with ample work surfaces, glass splash backs and under cupboard lighting. LED plinth lighting. Single drainer stainless steel one and a half bowl sink unit. Built in five ring gas hob, double electric oven and extractor hood. Integrated washing machine and dishwasher. Space for an American style fridge/freezer. Dual aspect double glazed windows to side and rear. Double glazed French doors lead to the rear garden. Radiator. Inset ceiling lights. Coved ceiling. Tiled flooring.

First Floor

First Floor Landing:

Stairs to second floor. Double glazed window to front. Airing cupboard. Storage cupboard. Radiator. Inset ceiling lights. Coved ceiling. Carpet as fitted.

Principal Bedroom:

Abt. 13' 0" x 9' 5" (3.96m x 2.87m) A good sized principal bedroom with twin aspect double glazed windows to rear. A range of fitted wardrobes. Two radiators. Coved ceiling. Laminate flooring.

Ensuite:

A refitted ensuite wet room with fully tiled walls and flooring. Shower area with bi-fold glass screens. pedestal wash hand basin and low level WC. Radiator. Double glazed window to side. Extractor fan. Inset ceiling lights.

Bedroom Four:

Abt. 10' 10" x 8' 10" (3.30m x 2.69m) Double glazed window to front. Radiator. Coved ceiling. Laminate flooring.

Second Floor

Second Floor Landing:

Loft access. Large storage cupboard. Radiator. Inset ceiling lights. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt. 13' 2" x 9' 5" (4.01m x 2.87m) Twin aspect double glazed windows to rear. Two radiators. A range of fitted wardrobes. Coved ceiling. Laminate flooring.

Bedroom Three:

Abt. 15' 4" x 10' 11" (4.67m x 3.33m) Twin aspect double glazed windows to front. Two radiators. Over stairs cupboard. Coved ceiling. Laminate flooring.

Bathroom:

A white three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Fully tiled walls. Double glazed window to side. Extractor fan. Radiator. Inset ceiling lights. Tiled flooring.

Outside

Rear Garden:

An attractive low maintenance rear garden that is mainly paved with mature plant and shrub borders. Gated access to driveway.

Garage:

A detached brick built garage with up and over door, pitched roof, power and light. Personal door to rear garden.

Driveway & Carport:

There is a gated block paved driveway with carport that leads to the garage and provides off road parking for 2/3 cars.

Additional Information

Agents Note:

Draft particulars yet to be approved by 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.

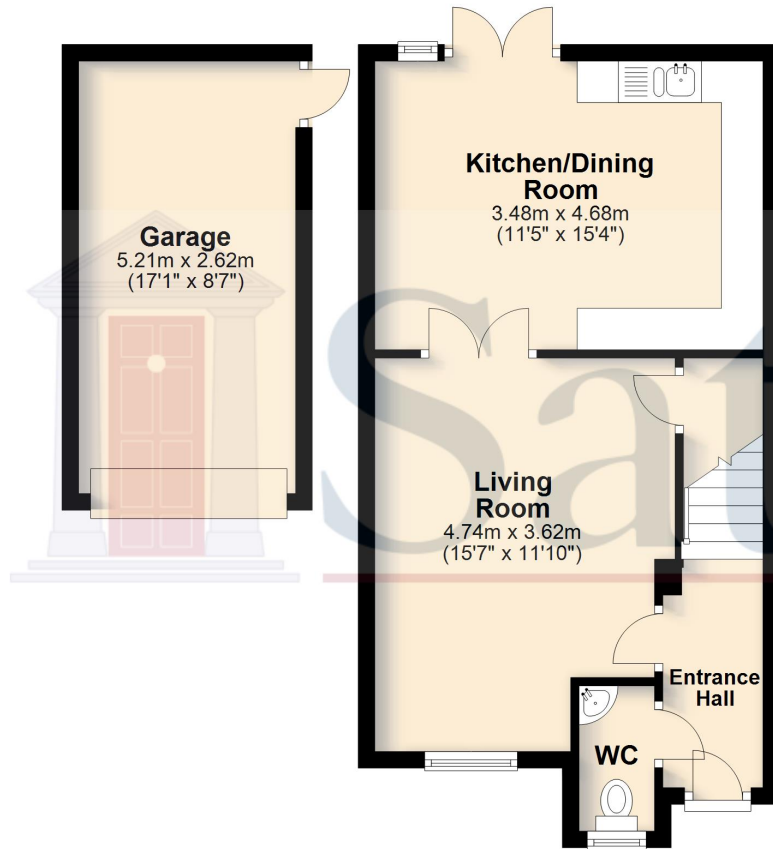




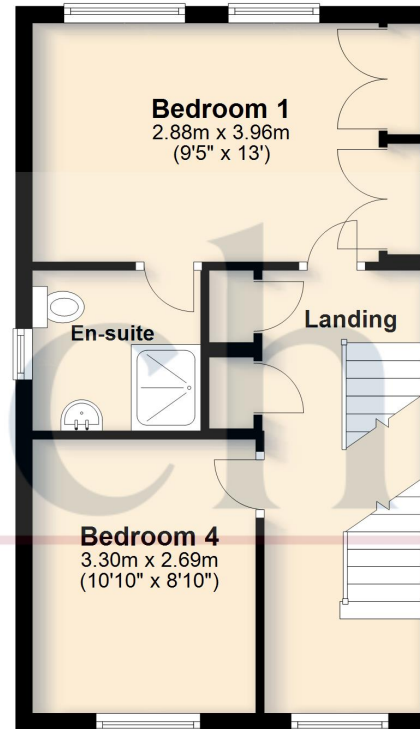
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



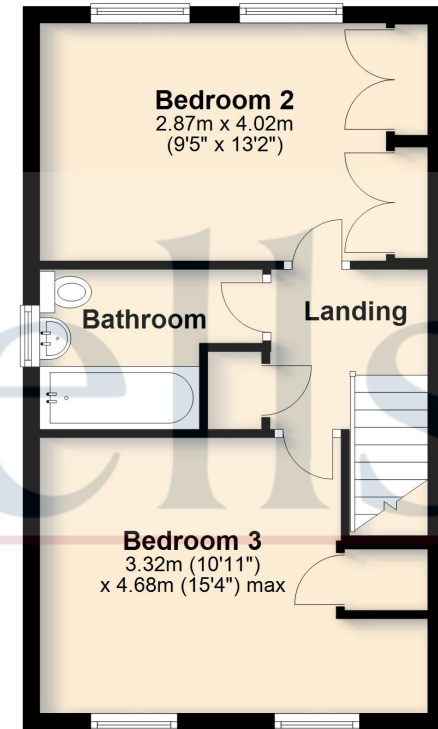
Ground Floor



First Floor



Second 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.