



11, Boundary Close

Henlow,
Bedfordshire, SG16 6FP
offers in excess of £600,000

country
properties

This beautifully presented, stylish and modern five double bedroom detached family home is arranged over three generous floors and discreetly positioned within a quiet, family friendly cul de sac on the edge of the highly desirable village of Lower Standon. Particularly popular with families and commuters alike, the village benefits from close proximity to the mainline stations at Hitchin and Arlesey, providing fast and convenient rail connections into London and is just a short drive from the vibrant market town of Hitchin. Designed for modern family living in mind, the property boasts elegant, contemporary interiors throughout, excellent commuter access and added benefit of being within easy walking distance of a range of local village amenities.

- Fully renovated throughout to a high contemporary standard - Just move in !
- Stylish re-fitted kitchen with Quartz work-surfaces, breakfast bar and second media wall, creating an additional social hub
- Luxury family bathroom with freestanding bath and integrated Tilevision TV
- Detached double garage with power and lighting and loft for storage & driveway parking for several vehicles
- Spacious L-shaped lounge with feature media wall and flame-effect electric fireplace
- Bedroom 1 with fitted wardrobes and en-suite shower room
- Private south westerly facing rear garden with raised decked area's
- Convenient access to Hitchin, Letchworth and London commuter routes



Ground Floor

Entrance Hall

Stairs rising to first floor accommodation with glass balustrading and integrated smart downlighting. Polished Italian style marble porcelain tiling. Radiator. Doors to lounge, kitchen & cloakroom.

Cloakroom

Re-fitted suite comprising WC and wash hand basin with vanity under. Tiled splashbacks and polished Italian style marble porcelain tiling.

Lounge

17' 3" x 18' 6" (5.26m x 5.64m) max A spacious dual-aspect living room with two double glazed windows to the side and bi-folding doors opening directly onto the rear garden, perfectly suited to modern indoor-outdoor living.

The room features a stylish built-in media wall with feature flame-effect electric log fire, creating a contemporary yet cosy focal point. Dual-zone lighting allows flexible use of the space, enabling separation for relaxing, entertaining or dining as required. Finished with wood-effect flooring and radiator.

Kitchen/Diner

10' 10" x 18' 6" (3.30m x 5.64m) Dual aspect double glazed window to front plus two further windows to side. Re-fitted with a comprehensive range of contemporary wall and base units, complemented by Quartz work-surfaces, upstands and a central peninsular with seating, creating a practical yet sociable hub of the home. Concealed feature lighting, and a full suite of integrated appliances including washing machine and dishwasher. Butler sink with mixer tap with boiling water feature. Space for American style fridge freezer (by separate negotiation). Smeg Range cooker (by separate negotiation) with stainless steel extractor over. Built in combi microwave. Gas boiler neatly concealed within a wall-mounted cupboard. Polished Italian style porcelain floor tiling.

First Floor

Landing

Velux window. Airing cupboard housing Megaflow cylinder and storage. Radiator. Stairs rising to first floor. Doors into bedrooms 1, bedroom 4, bedroom 5 and bathroom.



Bedroom 1

9' 0" x 14' 2" (2.74m x 4.32m) Double glazed window to front. Built in double wardrobe. Radiator. Wood effect flooring. Door leading to en-suite.

En-suite Shower Room

Three piece suite comprising double shower cubicle. Low level flush WC, pedestal mounted wash hand basin with vanity unit under. Ceramic tiled flooring. Extractor. Radiator.

Bedroom 4

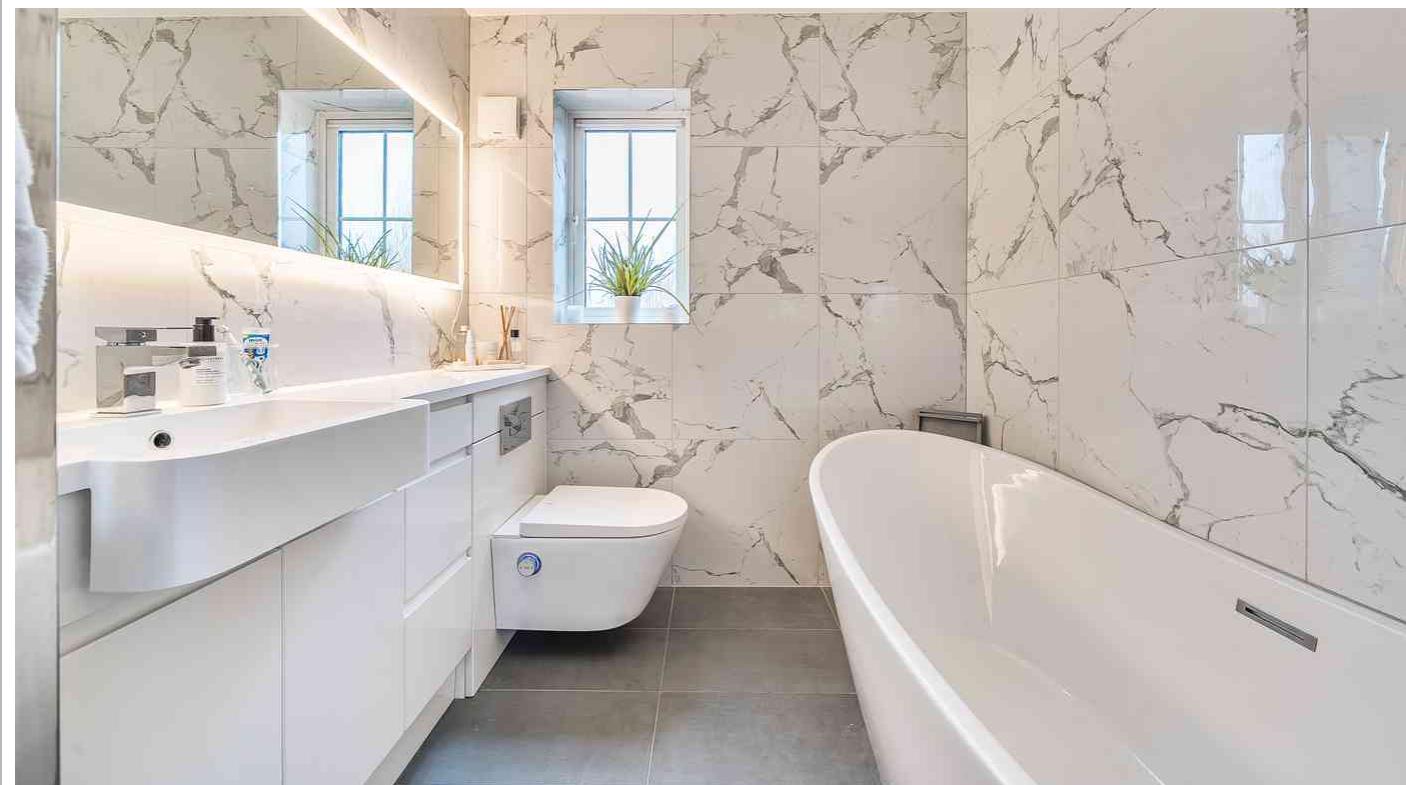
Double glazed window to side. Radiator. Wood effect flooring.

Bedroom 5

Double glazed window to rear. Radiator. Wood effect flooring.

Family Bathroom

Obscure double glazed window to side. Re-fitted three piece luxury suite comprising: re-fitted freestanding bath with shower attachment over. Wash hand basin with vanity cupboard under. Closed cistern WC. Polished Italian style marble porcelain tiling to walls and flooring. Extractor fan. Shaver point. Radiator. Inset wall mounted TV.



Second Floor

Landing

Stairs rising to second floor. Doors leading to Bedroom 2, Bedroom 3 & Shower room.

Bedroom 2

8' 4" x 11' 0" (2.54m x 3.35m) Triple aspect with double glazed windows to front & side with Velux to rear. Radiator. Wood effect flooring.

Bedroom 3

Triple aspect with double glazed windows to front and side plus a Velux window to rear. Radiator. Wood effect flooring.

Shower Room

Three piece suite comprising shower cubicle, pedestal mounted wash hand basin and low level flush WC. Partially tiled walls. Ceramic tiled flooring. Radiator.

Shaver point.

Outside

Front Garden

Steps leading to front door with shingle borders.

Rear Garden

South Westerly rear aspect garden laid mainly to lawn with raised decked area and raised mature flower/shrub borders. Further decked area housing wooden bar (to remain). Sunken decked area currently housing hot tub (hot tub not included in sale). Personal door into garage. Gated access to front.

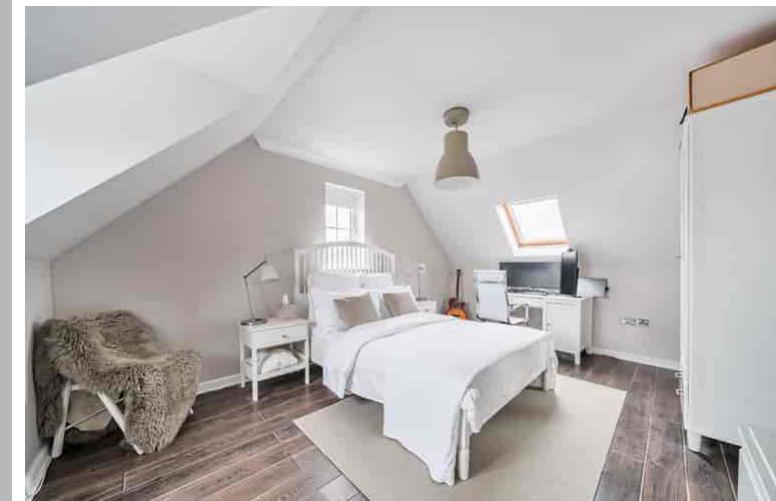
Detached Double Garage

Fitted with electric roller door. Power/light. Personal door leading into rear garden. Driveway to front providing off road parking for several vehicles.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk.

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





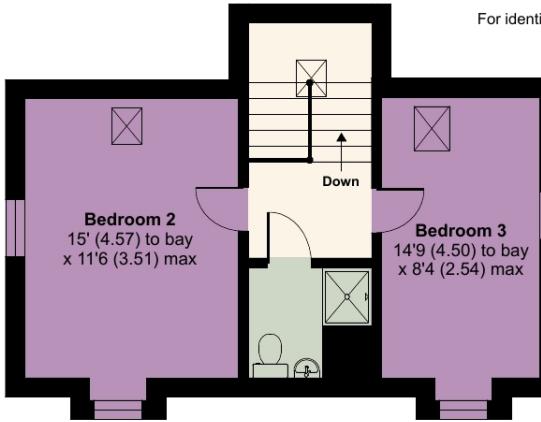
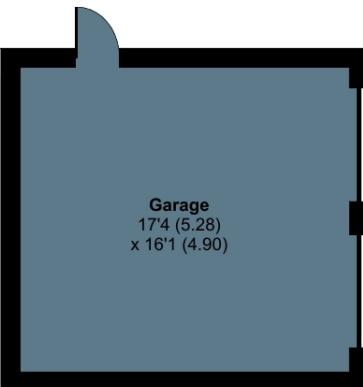


Approximate Area = 1515 sq ft / 140.7 sq m

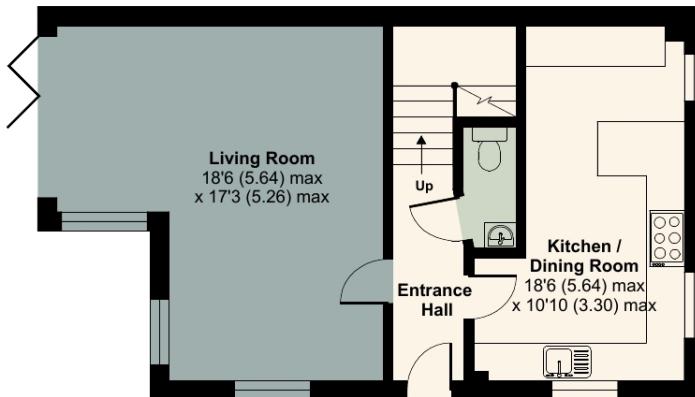
Garage = 280 sq ft / 26 sq m

Total = 1795 sq ft / 166.7 sq m

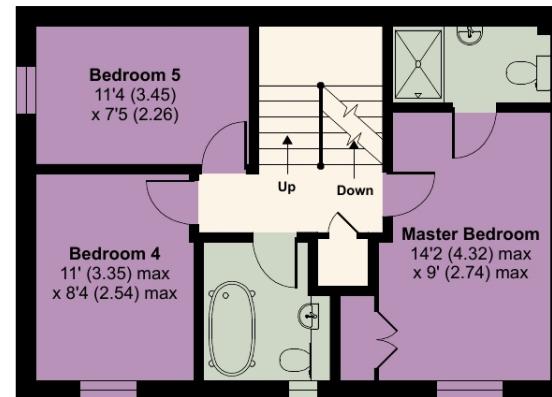
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2026.
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Viewing by appointment only

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