



High Street, Henlow Guide Price £450,000 to £475,000

3 Bed Semi-Detached House At That Price? How Can That Be? FIRST TIME BUYER? - NO STAMP DUTY up to £425k | Modern neutral decor - just add furniture, furnishing and fixtures to reflect your taste | Cosy Living Room: Features modern décor and a charming log burner, providing a warm, inviting atmosphere | Modern Kitchen: Recently updated kitchen with ample storage and high-spec appliances, perfect for family meals and entertaining | Efficient morning routines: With a shower over the bath, enjoy invigorating morning showers and relaxing evening soaks | Attractive front and rear gardens that add a touch of nature to your surroundings | Ample Parking: Large driveway providing off-road parking for multiple cars, plus on-street parking for guests | Close to a number of GOOD Ofsted rated schools | Great road links - short drive to A1(M) & M1



GUIDE PRICE £450k to £475k. Properties Like This One Do Not Get Built Anymore! A semi-detached home on a large plot, in the village of Henlow which offers a spacious and well-built environment ideal for modern family living.

This could be the ideal first-time purchase if you are looking to fly the nest, for a young family, or for someone stuck in a small flat - move here and gain your independence and benefit from the additional space! Maybe you are downsizing and don't want to compromise on space?

Some may assume that the road to the front is too close but talking to the current owners it is not something that has ever bothered them - the property and garden are positioned away from the road. The home is very well insulated and a solid build which is impervious to the sound of traffic on a minor road. The positives of being in the heart of Henlow, with everything on their doorstep and easy access to major roads, has far outweighed any perceived negatives.

The living room has neutral decor, wooden flooring, and a log burner that adds both warmth and charm. There is plenty of room for a large sofa, armchair and other furniture. You can add soft furnishings and décor that reflect your personal style.

The kitchen, updated three years ago, provides plenty of worktop space, high-quality integrated appliances, and a layout perfect for family meals and entertaining. The open-plan room at the rear, with its warm roof conversion, creates a perfect space for family gatherings and entertaining, connecting seamlessly with the contemporary kitchen.

Downstairs, you'll find a larger than average modern contemporary bathroom with a bath and shower over - ideal for busy families who need to get ready in a hurry and for kids evening bath times. Or you can enjoy a relaxing soak after a long hard day.

When it's time to relax and re-charge your batteries there are two good sized double bedrooms and a single - all with neutral carpets so no cold feet on winter mornings. The additional rooms are great for guests or if you are thinking of starting a family.



If you own a car or two, you'll appreciate the long driveway to the front which provides ample off-road parking for multiple cars – great for visiting guests too. But that's not all. To the rear this home is complemented by a large, mature garden which includes hedgerows, trees, and outbuildings ideal for storing garden equipment. The lawn and large patio offer a perfect setting for summer barbecues or a enjoying a glass of wine on a relaxing evening.

Henlow is known for its great local schools, green spaces, and convenient access to junction 10 of the A1(M). Local amenities include shops, a post office, and the Champneys Henlow Grange Health Resort. A mini-bus shuttle service from The Crown Public House to Arlesey train station offers a direct link to London Kings Cross.

This home offers ample space, modern comforts, and a welcoming community, making it ideal for young couples, families, or those looking to downsize without compromising on space.

Arrange Your Viewing Today And Make This House Your New Home.

| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 15' 4" x 10' 10" (4.67m x 3.30m)

Kitchen / Diner: Approx 26' 8" x 11' 9" (8.13m x 3.58m)

Bathroom Room: Approx 6' 1" x 6' 0" (1.85m x 1.83m)

| FIRST FLOOR

Bedroom One: Approx 11' 7" x 10' 11" (3.53m x 3.33m)

Bedroom Two: Approx 12' 7" x 9' 1" (3.84m x 2.77m)

Bedroom Three: Approx 8' 4" x 8' 3" (2.54m x 2.51m)

| OUTSIDE

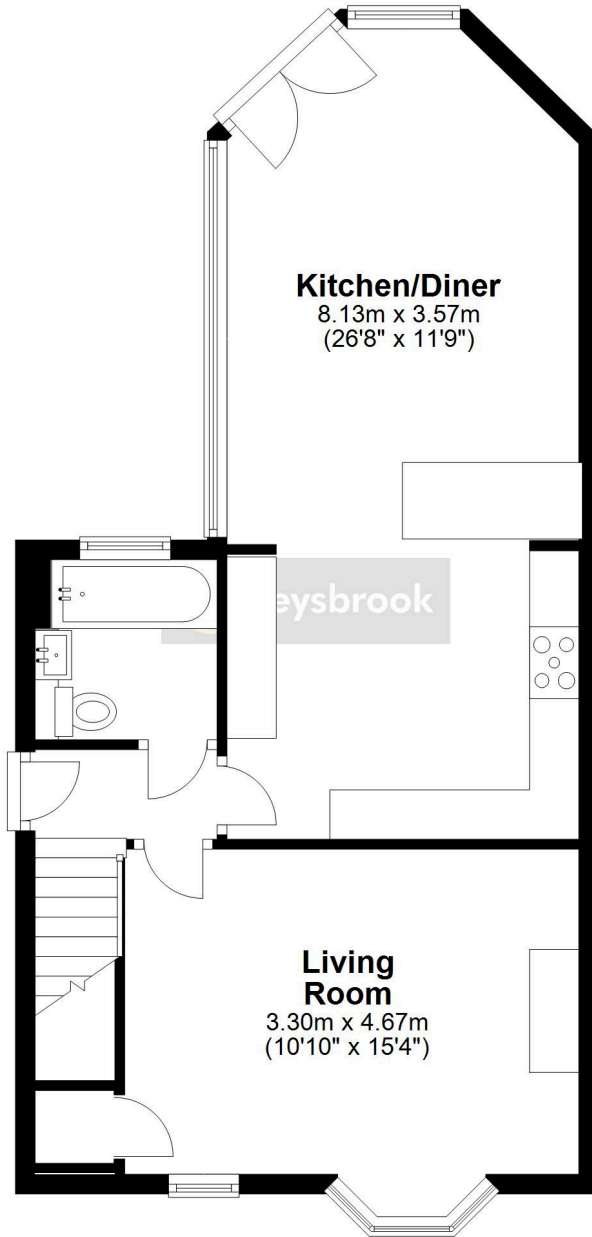
Large rear garden with outbuildings

Driveway providing off road parking



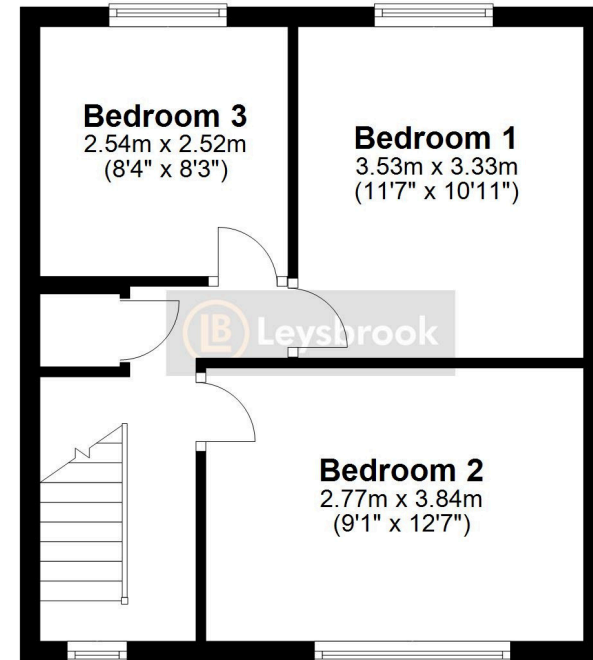
Ground Floor

Approx. 52.6 sq. metres (566.5 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 89.0 sq. metres (958.4 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	