



High Street, Henlow, Bedfordshire. SG16 6AA





2 Bedroom Barn Conversion

Guide Price £375,000 Freehold

Looking for something unique? Then this beautifully presented stable block/barn conversion located in the popular village of Henlow is one to look at.

The spacious accommodation is set out over one floor and comprises a welcoming entrance hall, 20ft living room with part vaulted ceiling and French doors opening out to the rear garden, refitted kitchen, refitted four piece bathroom suite and two double bedrooms. Externally is an established and well maintained rear garden, garage with electric up and over door and a driveway. A fantastic property that is ideal for the first time buyer or downsizer alike.

- Stylish barn conversion
- Two generous bedrooms
- Living room with vaulted ceiling
- Refitted kitchen
- Refitted bathroom
- Garage and parking
- Mature rear garden
- Gas central heating
- Double glazing
- EPC rating D. Council tax band C

Ground Floor:**Front Door:**

uPVC front door.

Entrance Hall:

A good sized and welcoming entrance hall. Two radiators. Loft access. Inset ceiling lights. Ceramic tiled flooring.

Living Room:

Abt. 20' 1" x 14' 2" max (6.12m x 4.32m max) A large living room with part vaulted ceiling and feature beams. Feature fireplace. Twin aspect double glazed Georgian style windows to front. Double glazed French doors to rear garden. Television point. Three radiators. Wood effect flooring.

Kitchen:

Abt. 9' 11" x 7' 9" (3.02m x 2.36m) A refitted kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built-in electric oven, hob and extractor hood. Integrated fridge/freezer. Cupboard housing gas boiler. Double glazed Georgian style door and window to rear garden. Radiator. Inset ceiling lights. Ceramic tiled flooring.

Bedroom One:

Abt. 12' 8" x 9' 1" (3.86m x 2.77m) Double glazed Georgian style window to rear. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Two:

Abt. 16' 10" x 10' 11" narrowing to 7'11" (5.13m x 3.33m narrowing to 2.41m) A large dual aspect bedroom with Georgian style double glazed windows to front and rear. Radiator. Coving to ceiling. Carpet as fitted.

Bathroom:

A refitted four piece bathroom suite comprising panelled bath with mixer tap, shower cubicle with shower, pedestal wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Double glazed Georgian style window to rear. Inset ceiling lights. Ceramic tiled flooring.

Outside:**Rear Garden:**

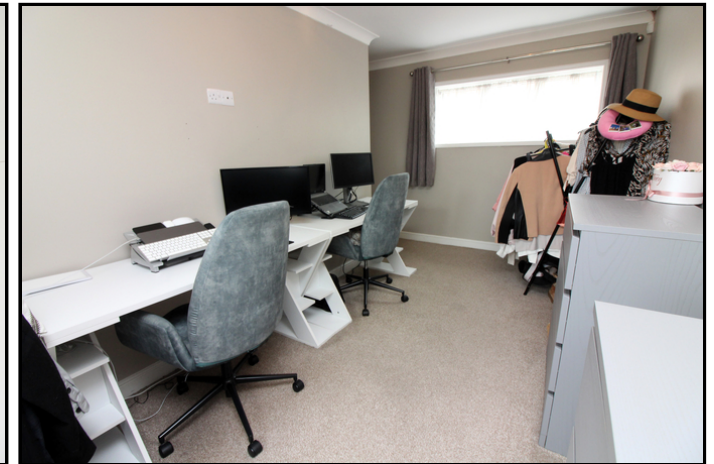
A mature rear garden with a paved patio area that leads to an established lawn. A variety of plants, shrubs and trees borders. Gates access to rear. Brick built BBQ. Outside light. Outside tap.

Garage:

A single brick built garage located at the base of the garden. Electric up and over door. Pitched roof, power and light. Personal door leading to the rear garden. There is a driveway in front of the garage for one car.

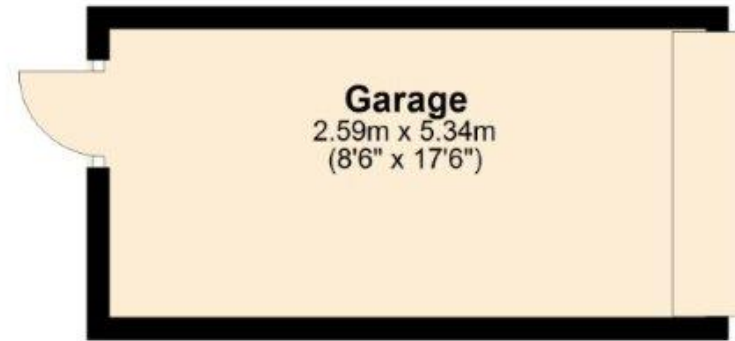
Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

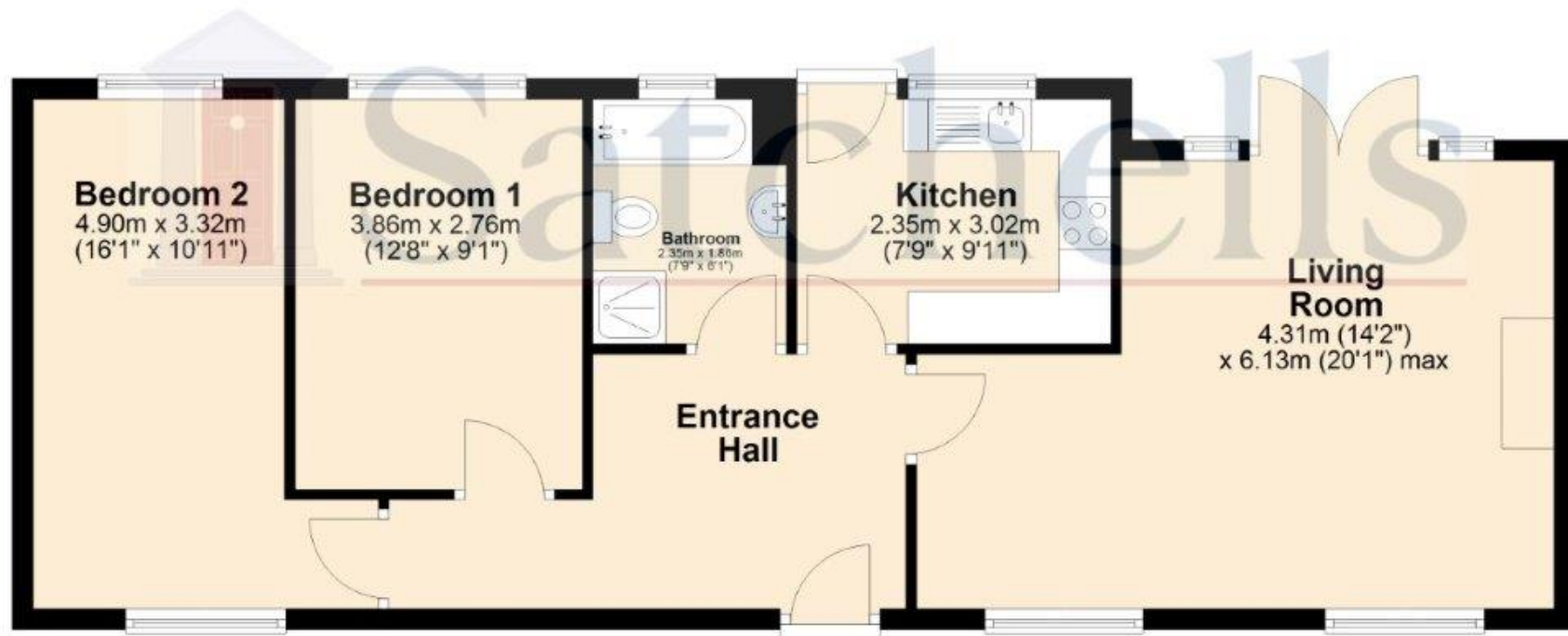




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Ground Floor



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.