



Station Road, Lower Stondon Offers in Excess of £300,000

Village Charm, City Access: Enjoy rural tranquility with views over a golf course, countryside nearby but easy access to London and Cambridge | **Cozy Living Room:** Features modern décor and a charming log burner, providing a warm, inviting atmosphere | **Good sized kitchen / diner:** Equipped with oak units and ample work surfaces, ideal for cooking and lots of space for dining and socialising | **Two Spacious Bedrooms:** Includes a master with fitted wardrobes and a versatile second room suitable for guests or as a home office | **Landscaped Garden:** Ready for entertaining with a patio and decking area, ideal for outdoor gatherings | **WORK FROM HOME?** - Great outbuilding for office space or workshop | **Off-Road Parking:** Driveway offering two parking spaces, adding convenience for homeowners with vehicles | **Vibrant Local Community:** Active and friendly, with ample outdoor activities like walking, cycling and golf | **Good road links** - A507 and A1(M). Short drive to larger towns of Hitchin and Letchworth | **Close to 10 GOOD or OUTSTANDING schools** |



Located in the village of Lower Stondon, this two-bedroom cottage offers a rural retreat from the bustling city life, yet remains within comfortable commuting distance to London. Priced under £350,000, this home presents a unique opportunity for those seeking a manageable living space without sacrificing comfort or style. It's an ideal choice whether you're downsizing, investing, or simply looking for a peaceful place to settle.

Inside, the living room is a great space with neutral, modern décor, making it easy to personalise with your unique touch. The room is anchored by a stylish period log burner, adding both charm and warmth, perfect for the cooler months.

The kitchen / diner is well-appointed with oak cabinetry and contrasting worktops, blending functionality with aesthetic appeal. This space is illuminated by natural light streaming through large windows and a stable door, enhancing its inviting atmosphere. It's an excellent area for both cooking and entertaining.

The home features two generously sized bedrooms, each carpeted to provide warmth and comfort underfoot. The main bedroom includes fitted wardrobes, while the second bedroom is versatile, suitable for children, guests, or even as a home office space, eliminating the need for makeshift arrangements when hosting.

You'll love the shower room, which offers the space for a rejuvenating morning shower, or the option to relax and unwind after a long day at work.

Outside, the landscaped garden is a delightful space for outdoor dining and relaxation, featuring a patio and raised decking area. It's a charming setting for barbecues or enjoying evening refreshments. You'll even find a large Swedish style cabin/ shed that offers the space for those who want a workshop for tinkering or a space to work from home.



Have a car? You'll appreciate the driveway, providing two off-road parking spaces. There is ample on road parking outside too, for guests / visitors.

The surrounding countryside is ideal for dog walking, running and cycling and there is plenty of local community activity. A great village location, popular with commuters and those looking to be away from the hustle and bustle of the town centres of nearby Letchworth and Hitchin, but close enough for a short weekend drive to your favourite café or larger shops!

From Hitchin mainline station trains will whisk you into London in less than 40 minutes. Stay on for just over an hour longer and you can get to Gatwick. If you fancy a trip to the seaside Brighton is just a few minutes more.

Call the Leysbrook team TODAY to arrange a time to view and buy before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 15' 2" x 10' 1" (4.62m x 3.07m)

Kitchen / Diner: Approx 15' 2" x 11' 8" (4.62m x 3.56m)

| FIRST FLOOR

Bedroom One: Approx 15' 2" x 12' 1" (4.62m x 3.68m)

Bedroom Two: Approx 11' 8" x 8' 0" (3.56m x 2.44m)

Shower room: Approx: 8' 5" x 6' 7" (2.57m x 2.01m)

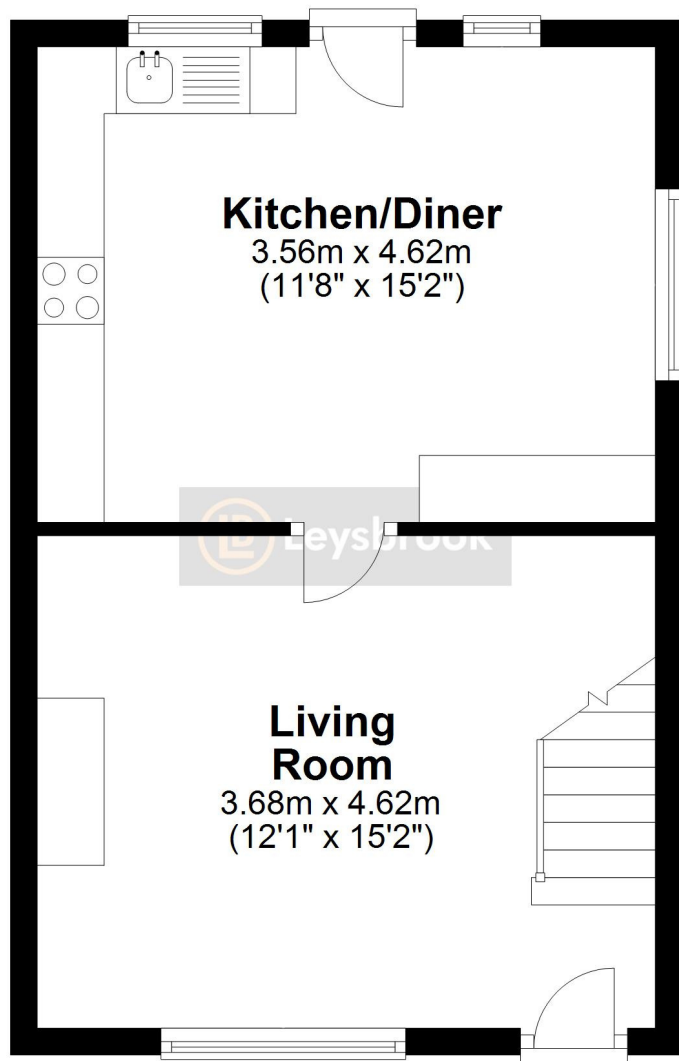
| OUTSIDE

Enclosed rear garden with gated access to the front



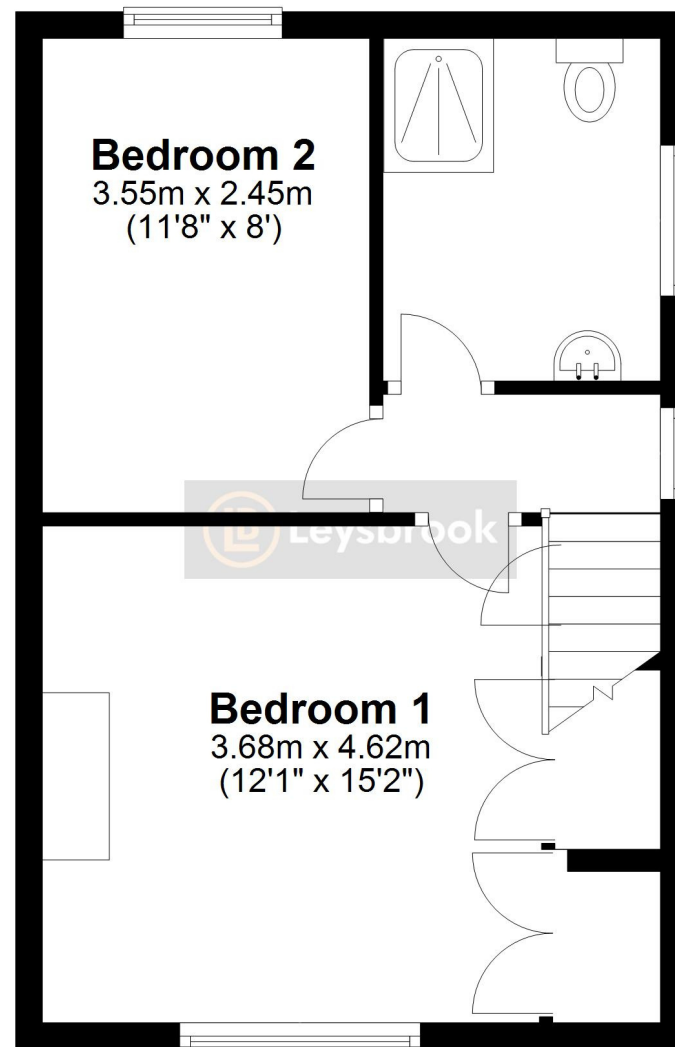
Ground Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 67.6 sq. metres (727.7 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		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC