



2, The Sidings

Henlow,
Bedfordshire, SG16 6FJ
£325,000

country
properties
For Sale

THE SIDINGS

country
properties

Make your mark on this well presented CHAIN FREE three bedroom semi detached home with a garage with driveway to the side. The property is located in the popular village of Lower Stondon just a short drive to the market town of Hitchin with rail links into London.

- CHAIN FREE !!
- Ground floor cloakroom
- Kitchen/Diner & seperate living room
- Garage and driveway parking
- Close to highly regarded schooling and countryside walks
- Short commute to the popular market town of Hitchin providing direct link into London & Cambridge

Entrance Hall

Radiator, alarm control panel, Door into living room and cloakroom.

Cloakroom

Obscure double glazed window to front. Low level wc, wash hand basin, tiled splashbacks. Radiator.

Kitchen/Diner

14' 8" x 11' 0" (4.47m x 3.35m) Double glazed window to rear. Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Space for fridge. Space for fridge freezer. Built-in electric oven and gas hob with extractor hood over. Tiled splashbacks. Wall mounted gas boiler housed in cupboard. Radiator. Double glazed patio doors onto rear garden.

Living Room

14' 7" x 14' 6" (4.45m x 4.42m) Double glazed window to front. Stairs rising to first floor. Under stairs storage cupboard. Two radiators. Multi pane double doors into kitchen/diner.



First Floor

Landing

Access to loft space. Airing cupboard housing hot water tank and shelving. Radiator. Doors into all rooms.

Master Bedroom

13' 11" x 8' 0" (4.24m x 2.44m) Double glazed window to front. Radiator.

Bedroom 2

11' 10" x 8' 0" (3.61m x 2.44m) Double glazed window to rear. Radiator.

Bedroom 3

8' 1" x 6' 4" (2.46m x 1.93m) Double glazed window to front. Radiator. Bulkhead storage cupboard fitted with shelving.

Bathroom

Suite comprising panelled enclosed bath with main shower over. Low level wc, pedestal wash hand basin. Tiled splashbacks. Shaver point. Extractor fan. Radiator.

Rear Garden

Patio area, laid mainly to lawn with a further patio with hardstanding for 2 timber sheds. Side gated access. Water tap. Security light.

Front Garden

Laid to lawn with paved pathway leading to front door with borders laid to lavender shrubs with additional side garden laid to lawn with flower & shrub borders.

Garage

18' 9" x 9' 5" (5.71m x 2.87m) Single garage to rear with paved parking in front of garage. Boarded storage space to roof void.

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

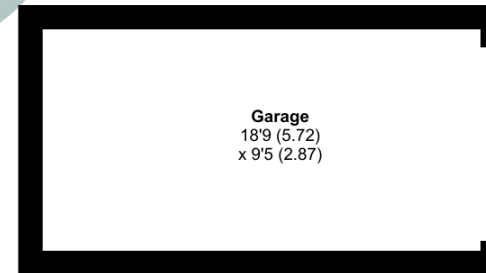
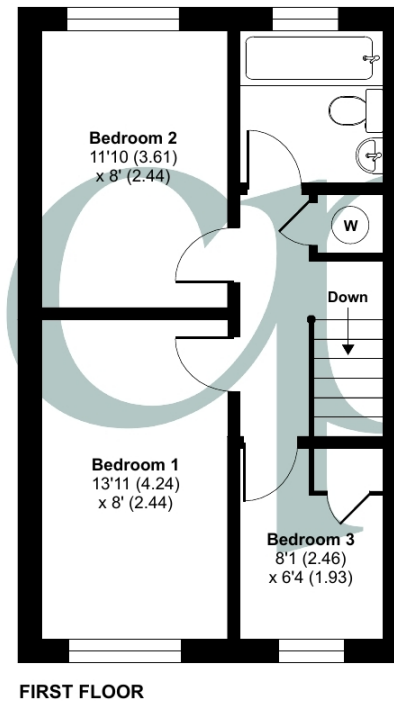
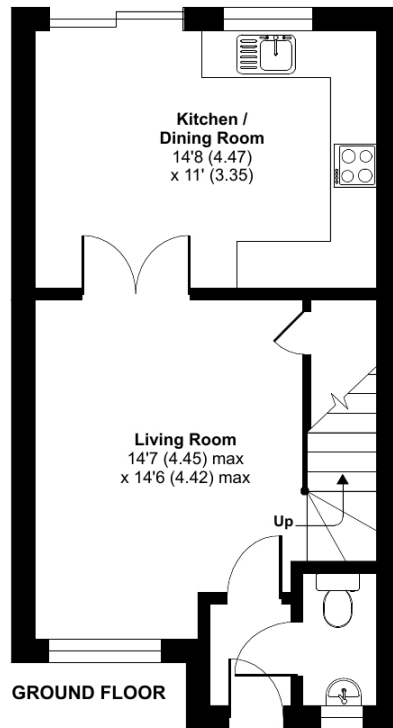


Approximate Area = 783 sq ft / 72.7 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 962 sq ft / 89.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Country Properties. REF:1182696

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country
properties