



21, Station Close

Henlow,
Bedfordshire, SG16 6FL
£435,000

COUNTRY PROPERTIES
PART OF HUNTERS



Set at the end of a quiet close this 3 bedroom detached home has been sympathetically extended and updated to provide spacious and contemporary family living.

- Fantastic presentation throughout - just move in!
- Spacious 23ft kitchen/dining/family room with bi-folding doors opening onto the rear garden
- Living room with feature multi pane glazed partition wall
- Master bedroom with en-suite shower room
- Garage with power & light
- Just a short commute to the market town of Hitchin

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Radiator enclosed in decorative cover. Wood effect flooring. Wall mounted air conditioning unit. Doors into cloakroom, living room and kitchen/dining/family room.

Cloakroom

Suite comprising low level flush wc and vanity wash hand basin. Radiator. Feature wood panelling. Wood effect flooring. Obscure double glazed window to front.

Living Room

13' 8" x 9' 10" (4.17m x 3.00m) Double glazed walk-in bay window to front. Radiator. Feature multi pane glazed partition wall.

Kitchen/Dining/Family Room

23' 3" (max) x 17' 2" (7.09m x 5.23m) A range of wall and base units with composite worktop and high gloss brick tiled splashbacks. Sink and drainer unit with swan neck mixer tap over. Integrated electric oven and gas hob with stainless steel extractor hood over. Integrated dishwasher and washing machine. Space for fridge/freezer. Wall mounted gas boiler enclosed in cupboard. Central island with breakfast bar. Wood effect flooring. Radiator plus additional vertical radiator. Door to side access. Storage cupboard with shelving. Two velux windows. Double glazed window and bi-folding doors opening onto the rear



First Floor

Landing

Airing cupboard housing hot water tank and shelving. Radiator. Access to loft space with ladder/light. Doors to all bedrooms and bathroom.

Bedroom 1

10' 9" x 10' 7" (3.28m x 3.23m) Double glazed window to rear. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising low level flush wc, pedestal mounted wash hand basin with tiled splashback and fully tiled double shower cubicle. Extractor fan. Shaver point.

Bedroom 2

11' 8" (into bay) x 11' 5" (max) (3.56m x 3.48m) Double glazed walk in bay window to front. Radiator.

Bedroom 3

7' 10" x 6' 6" (2.39m x 1.98m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising low level flush wc, pedestal mounted wash hand basin and panel enclosed bath with mains shower and multi pane glass side screen. Tiled walls. Radiator. Extractor fan. Shaver point. Obscure double glazed window to front.

Outside

Front Garden

Conifer screening to the front with lawn and shingled area providing off road parking. Paved pathway to front door. Driveway to side providing parking for 1-2 cars.

Rear Garden

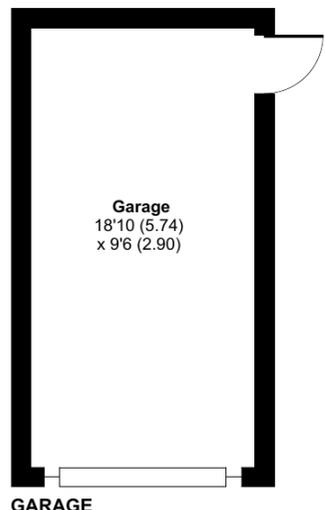
Laid mainly to lawn with paved patio area flower/shrub borders. Raised shingled seating area. Enclosed by timber fencing with gated access to side. Two service lights. Cold water tap. Personal door into garage.

Garage

Remote control roller door with power/light. Storage into roof void. Personal door into rear garden.

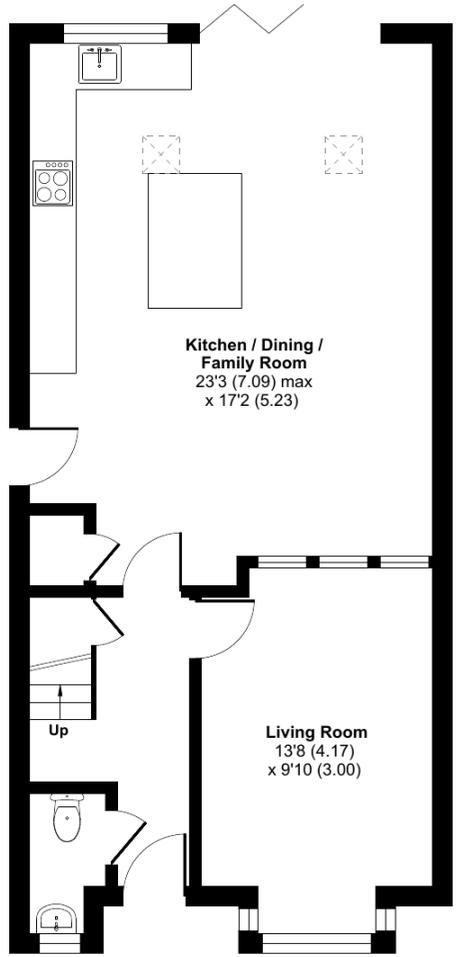
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





GARAGE

Garage
18'10 (5.74)
x 9'6 (2.90)



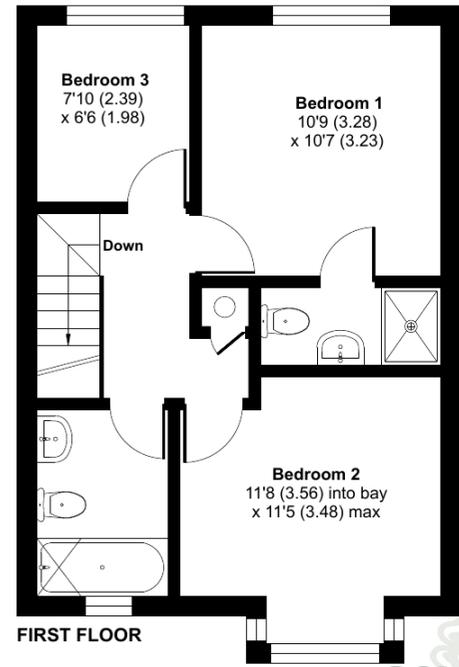
GROUND FLOOR

**Kitchen / Dining /
Family Room**
23'3 (7.09) max
x 17'2 (5.23)

Living Room
13'8 (4.17)
x 9'10 (3.00)

Up

Approximate Area = 1426 sq ft / 132 sq m (includes garage)
For identification only - Not to scale



FIRST FLOOR

Bedroom 3
7'10 (2.39)
x 6'6 (1.98)

Bedroom 1
10'9 (3.28)
x 10'7 (3.23)

Bedroom 2
11'8 (3.56) into bay
x 11'5 (3.48) max

Down



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 808388



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		88	73
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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

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