



5 Park Lane, Henlow, Bedfordshire, SG16 6AT

Fixed Price £440,000

A beautifully restored double fronted character cottage offering much original charm and character. Built in 1871 and originally the former estate house to Henlow Grange this property enjoys a fantastic location situated in the heart of the village within walking distance of good schooling and local amenities, Arlesey railway station and stunning views over the park/cricket pitch. Currently offered with lounge with recently installed log burner, dining room overlooking the rear garden, handmade kitchen with built in appliances and vaulted ceiling, two double bedrooms plus bathroom and wet room. The cottage also benefits from new quality double glazing and a new composite front door plus a new boiler. Outside is a secure rear garden with new walled boundary, three outbuildings and off road parking for two cars.

Lane &  
BENNETTS

Approximate Gross Internal Area  
 Ground Floor = 52.9 sq m / 569 sq ft  
 First Floor = 33.0 sq m / 355 sq ft  
 Outbuilding = 13.8 sq m / 148 sq ft  
 Total = 99.7 sq m / 1,072 sq ft



(Not Shown In Actual  
 Location / Orientation)

**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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- DOUBLE FRONTED CHARACTER COTTAGE OFFERING MUCH CHARM
- BUILT IN 1871 AND WAS THE FORMER ESTATE HOUSE TO HENLOW GRANGE
- FANTASTIC LOCATION IN HEART OF VILLAGE WITH VIEWS OVER CRICKET PITCH
- WALKING DISTANCE OF GOOD LOCAL SCHOOLS + ARLESEY RAILWAY STATION
- LOUNGE WITH LOG BURNER & DINING ROOM/CONSERVATORY
- BESPOKE HAND BUILT KITCHEN WITH APPLIANCES AND VAULTED CEILING
- TWO DOUBLE BEDROOMS & BATHROOM & WET ROOM
- WITH 3 OUTBUILDINGS AND 2 PARKING SPACES

