



High Street, Henlow, Bedfordshire. SG16 6BS





## 2 Bedroom Cottage £285,000 Freehold

Nestled in the picturesque area of Henlow, there sits a charming two-bedroom cottage with NO UPPER CHAIN, two separate reception rooms, exuding warmth, and character. The cottage boasts outbuildings that offer additional space and storage, while a garden provides a south facing garden with ample parking available. Inside, a spacious kitchen diner serves as the heart of the home. A great home for a first-time buyer or investor.



- No upper chain
- Two double bedroom cottage
- Great village location
- Some period features
- South facing garden
- Double glazed throughout
- Gas central heating
- Parking for numerous cars
- Viewing highly recommended
- EPC rating D. Council tax band C

## Ground Floor

### Lounge:

Abt. 10' 11" x 10' 3" (3.33m x 3.12m) A upvc partially glazed door leading into the lounge. Upvc double glazed window to front. Wood laminate flooring. Radiator. Fireplace with brick hearth. Leaded windows.

### Kitchen/Diner:

Abt. 18' 11" x 9' 4" (5.77m x 2.84m) Door leading into kitchen dining area. Upvc double glazed window to side. Wooden flooring throughout. Fireplace with brick hearth. Radiator. Selection of base and wall units. Gas hob. Fan assisted oven with extractor fan. Space and plumbing for washing machine. One and half stainless steel sink with swan neck taps. Boiler. Door to understairs storage.

Door into lobby. Stairs to first floor.

### Bathroom:

Upvc double glazed obscure window to rear. Fully tiled. Heated towel rail. Low level flush WC. Pedestal sink with splash back. Full panelled bath with electric shower over bath.



## First Floor

### Bedroom One:

Abt. 10' 8" x 10' 0" (3.25m x 3.05m) Upvc double glazed window to front. Two built in wardrobes. Radiators. Carpet is fitted.

### Bedroom Two:

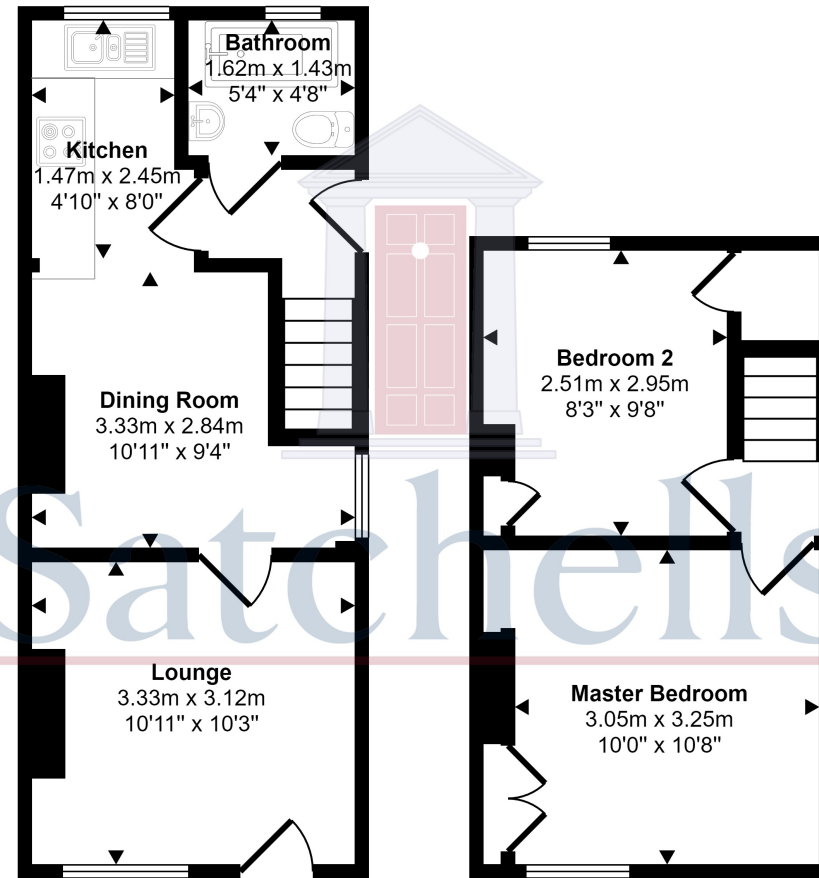
Abt. 9' 8" x 8' 3" (2.95m x 2.51m) Upvc double glazed window to rear. Built in cupboard. Radiator. Carpet is fitted.

### External Outside Areas:

Shared access driveway. Outbuildings with power. Shingled garden. Mainly laid to lawn.

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Approx Gross Internal Area  
50 sq m / 538 sq ft



Ground Floor  
Approx 28 sq m / 305 sq ft

First Floor  
Approx 22 sq m / 233 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.