



26, Station Road

Lower Stondon, Hemlow
Bedfordshire, SG16 6JP

£325,000

country
properties

Originally 2 cottages this 2 double bedroom property retaining character features is an ideal first time purchase or downsize. Located in the popular village of Lower Stondon, a short drive to the vibrant market town of Hitchin with its amenities, cafes, restaurants and train links into the city.

- Charming cottage with character features
- Originally 2 cottages
- 14ft Living room with feature inset wood burning stove
- Refitted 4 piece family bathroom
- Two double bedrooms
- Split Level sunny south facing garden

Ground Floor

Front Aspect

Paved pathway leading to front door enclosed by feature storm porch with small garden area laid to shrubs.

Dining Room

11' 5" x 11' 1" (3.48m x 3.38m) Front door into living room with opening into kitchen. Multipane double glazed window to front with fitted shutter. Radiator. Slate tile flooring. Storage cupboard to chimney recess. Door to kitchen. split level with steps up to living room.

Living Room

14' 7" x 10' 1" (4.45m x 3.07m) Dual aspect with multipane double glazed windows to front and rear with fitted shutters. Radiator. Inset wood burning stove in a Victorian style fireplace with timber surround and stone hearth. Solid wood flooring. Feature picture rail.



Kitchen

11' 5" x 7' 0" (3.48m x 2.13m) Wall mounted shelving, oak work surfaces. Inset butler sink with base unit. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Space and plumbing for gas cooker. Exposed brick wall. Multipane double glazed window to rear. Under stairs storage space with space for fridge freezer. Stairs raising to first floor.

First Floor

Landing

Loft access to partially boarded loft space. Feature porthole window overlooking rear garden. Exposed wood flooring. Doors into all rooms with split level steps up to Master bedroom.

Master Bedroom

Dual aspect multipane double glazed windows to front and rear, front window fitted with shutter. Two radiators. Loft access.

Bedroom 2

11' 5" x 10' 4" (3.48m x 3.15m) Multipane double glazed window to front fitted with shutter. Exposed original floorboards. Built-in wardrobes. Radiator.

Bathroom

Refitted bathroom comprising of 4 piece suite, panel enclosed bath, double shower cubicle, low level wc, vanity wash hand basin. Fully tiled walls. Wood effect flooring. Chrome heated towel rail. Obscured double glazed multipane window to rear.

Outside

Rear Garden

South east facing garden, split level with patio area and lawn area with raised flower and shrub borders enclosed with low level brick retaining wall. Feature firepit. Steps leading down to rear of garden. Well stocked flower and shrub borders and blossom tree. Wildlife pond. Further steps down to raised beds currently used as a vegetable patch. Greenhouse. Further seating area to the rear paved patio.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



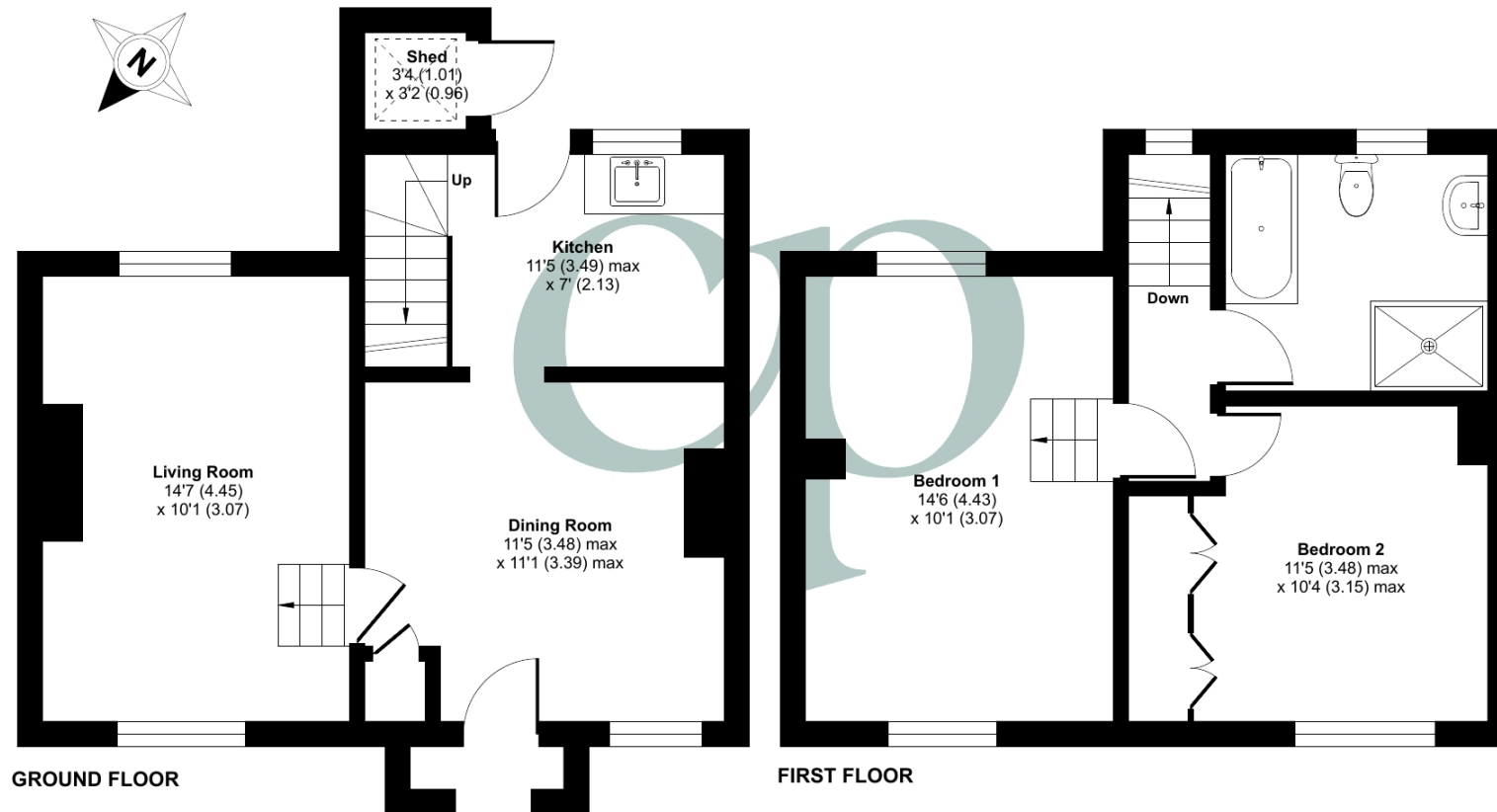
Approximate Area = 746 sq ft / 69.3 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 756 sq ft / 70.2 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 84 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1272191

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Viewing by appointment only

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