



Clifton Road

Henlow,
Bedfordshire, SG16 6BL
£730,000

country
properties

Built in 1903, 'Cornwall Villa' is an Edwardian 2188 sq ft - 4 bedroom semi detached home that has been impressively extended, adapted and updated to create a spacious family friendly home with a balance of modern and character features ideal for a growing family. The South-West facing large rear garden has been beautifully maintained and boasts an exceptional array of plants, shrubs and trees.

- Main bedroom with en suite and countryside views
- Potential to create a self contained annexe (subject to any necessary consents)
- Just a short commute to Arlesey train station with direct link into London St Pancras International (Approx. 38mins)
- Stylish contemporary Kitchen 27ft Kitchen/breakfast room with central peninsula/breakfast bar and integrated appliances
- Paved & shingle driveway provides off road parking for 3 cars
- Stunning 29ft Family Room with vaulted ceiling, exposed beams and bi-fold doors onto the garden
- Fantastic presentation throughout - Just move in!
- Viewing is essential to fully appreciate the accommodation on offer



INTERNAL

GROUND FLOOR

Entrance Hall

Ceramic tiled flooring. Oak glazed door into Kitchen/Breakfast Room. Service door into Garage.

Kitchen/Breakfast Room

27' 9" (max) x 17' 5" (max) (8.47m max x 5.30m max) Extended kitchen with a range of wall and base units with Quartz worksurfaces over and Quartz upstands, newly fitted in 2021. Space for gas range style cooker, glass splashback and extractor hood over. Integrated fridge with freezer compartment. Central peninsula with Quartz worksurface over with incorporated breakfast bar. Inset stainless steel sink unit with swan neck mixer tap over, base units and integrated dishwasher. Ceramic tiled flooring with underfloor heating. Light and airy Breakfast Room with large multi pane French double glazed doors onto rear garden. Three full height sash windows. Double glazed skylight window. Wall lights. Doors into Dining Room.

Dining Room

18' 4" x 11' 5" (5.59m x 3.47m) Feature Victorian style open fireplace with tiled hearth and timber surround. Stairs rising to first floor with understairs storage cupboard. Strip wood flooring. Victorian style radiator. Glazed oak double doors into Breakfast Room and multi pane oak door into Living Room.

Living Room

18' 4" x 13' 9" (5.59m x 4.20m) Spacious Living Room with walk in bay window with sash windows. Feature arched double glazed window to front. Feature original open fireplace with marble surround and marble hearth with chimney swept annually. Wall lights. Two radiators.

Lobby

Door into Utility Room. Oak glazed door into Family Room. Vaulted ceiling with Velux window and ceiling beams. Cupboard housing wall mounted Vaillant gas boiler installed new in October 2023 and serviced in January 2025.

Family Room

29' 8" (max) x 10' 10" (9.04m x 3.30m) Three multi pane double glazed windows to side. Wall lights. Vaulted ceiling with exposed feature beam A-frame and ceiling beams. Five velux windows. Radiator. Ceramic tiled flooring. Double glazed bi-fold doors onto rear garden. Large storage cupboard housing second consumer unit.



Utility Room

8' 6" x 4' 8" (2.58m x 1.42m) A range of wall and base units with roll edge worksurface over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Space for American style fridge/freezer. Radiator. Ceramic tiled flooring.

Shower Room

Suite comprising double shower cubicle with power shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Ceramic tiled flooring. Extractor fan. Vaulted ceiling with exposed ceiling beams. Velux window.

FIRST FLOOR

Landing

Split level landing. Double glazed sash window to rear. Access to boarded loft with power and light. Vaulted ceiling with Velux window.

Bedroom One

18' 7" x 11' 5" (max) (5.66m x 3.47m max) Two double glazed sash windows to front with picture rail. Radiator. Velux window. Door to En Suite.

En Suite

Suite comprising double shower cubicle, pedestal wash hand basin and low level WC. Tiled splashbacks. Chrome heated towel rail. Extractor fan.



Bedroom Two

22' 4" (max) x 11' 0" (max) (6.81m max x 3.35m max) Two double glazed sash windows to rear and two double glazed sash windows to front with picture rail, overlooking open farmland. Three radiators. Loft access to partially boarded loft space.

Bedroom Three

10' 6" x 10' 0" (max) (3.19m x 3.04m max) Two double glazed sash windows to rear. Radiator.

Bedroom Four

11' 0" x 6' 9" (3.35m x 2.06m) Double glazed sash window to front with picture rail, overlooking open farmland. Radiator.

Bathroom

Suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin and low level WC. Tiled splashbacks. Radiator. Obscure double glazed sash window to side.

OUTSIDE

Front Garden

Paved driveway providing off road parking for two cars and gravelled area providing additional off road parking space for one car. Retaining brick wall. Shingled area with mature well stocked flowers and shrubs. Flowering Cherry tree and Smoke bush. External lights.

Rear Garden

Large mature rear garden mainly laid to lawn, with well stocked flower and shrub borders with variety of established flowers and shrubs. Large paved patio area. External water tap. External power points. Timber log store to remain. Paved pathway leading to lawn area. Inset wildlife pond. Established Indian Bean (Catalpa) tree, Magnolia tree, Maidenhair tree (Ginkgo Biloba) and variety of Cherry trees. Further paved patio area with power points and external service lights.

Garage

18' 5" x 11' 1" (5.62m x 3.38m) Remote control roller door. Power and light. Wall units. High ceilings providing ample storage space.





Approximate Area = 2188 sq ft / 203.2 sq m
 Garage = 204 sq ft / 18.9 sq m
 Total = 2392 sq ft / 222.1 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). © nitchecom 2025. Produced for Country Properties. REF: 1301418

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Viewing by appointment only

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