



39 Mayfield Crescent, Lower Stondon, Henlow, Bedfordshire. SG16 6LE







## 3 Bedroom Terraced House

### Guide Price £310,000 Freehold

Satchells are delighted to bring to market this generously sized three-bedroom property in lower stondon. This property sits in a lovely, quite cul-de-sac and would provide the perfect start for a first-time mover. This property benefits from close access to Hitchin & A1 links.

- Three bedroom terraced property
- Cul-de-sac location
- Large private rear garden with outbuildings
- Close to Hitchin, Letchworth and A1
- Resident parking
- Kitchen/diner
- Perfect first purchase
- Potential for extending (STP)
- Close to good schooling
- EPC rating C. Council tax band B



## **Ground Floor**

### **Entrance Hallway:**

Doors to:

### **Living Room:**

Abt. 12' 9" x 10' 6" (3.89m x 3.20m) Double glazed window to front aspect. Log burner with oak mantelpiece. Radiator. Carpet as fitted.

### **Kitchen/Dining Room:**

Abt. 19' 2" x 8' 6" (5.84m x 2.59m) A mixture of wall and base units with worktops over. Stainless steel sink and drainer. Oven with hob and extractor fan over. Tiled flooring. Door and window leading to rear garden.

## **First Floor**

### **Landing:**

Doors to bedrooms and bathroom.

### **Master Bedroom:**

Abt. 14' 8" x 11' 7" (4.47m x 3.53m) Double glazed window to front aspect. Double bedroom with free standing storage. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 13' 3" x 8' 2" (4.04m x 2.49m) Double bedroom. Double glazed window to rear aspect overlooking the garden. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 8' 5" x 7' 7" (2.57m x 2.31m) Double glazed window to front aspect. Multiple purpose room. Overstairs storage. Radiator. Carpet as fitted.

### **Family Bathroom:**

Double glazed obscure window to rear aspect. Suite comprising fitted bathtub with shower over and hand wash basin. Tiled splashbacks.

### **WC:**

Double glazed obscure window to rear aspect. Low level flush WC.



## Outside

### Front Garden:

Residents bay parking. Private enclosed rear garden.

### Rear Garden:

Large plot with paved patio and raised lawn with planted border. Sheds. Separate outbuilding with power. Access to front of the property.

### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.



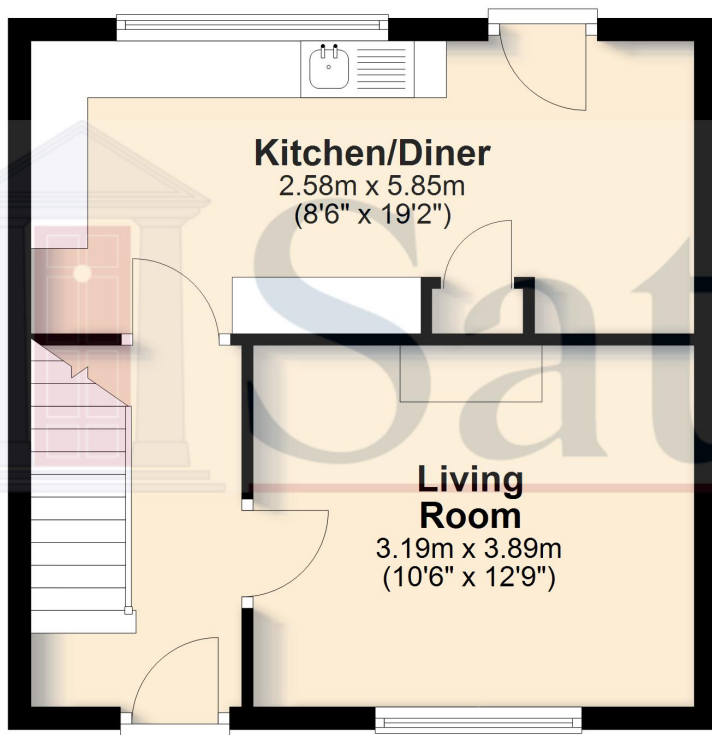




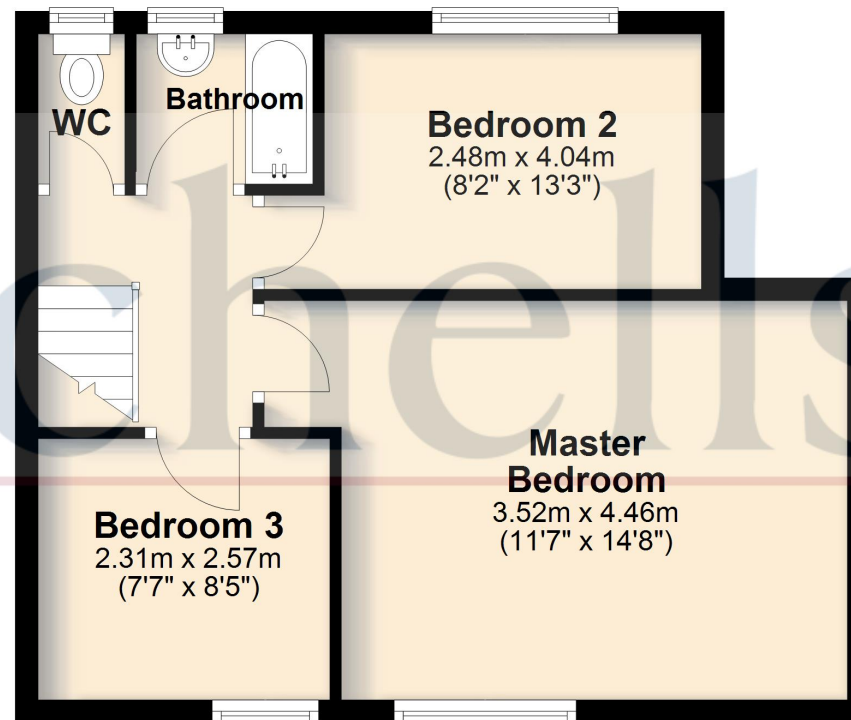
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.