



2, Conference Close

Lower Stondon, Henlow,
Bedfordshire, SG16 6GJ

Offers in excess of £550,000

country
properties

A beautifully presented three-bedroom stylish home built by Mulberry Homes on the sought-after Brunswick Gate development. The property features a spacious open-plan kitchen/dining/family room, three double bedrooms and a sunny south-facing landscaped garden. The property is just a short drive to the vibrant market town of Hitchin for fast London rail links.

- Beautifully presented - a credit to the current owner - Just move in!
- 29ft stylish kitchen/dining room with french doors leading onto glass patio room
- EV Car charging point to remain
- Garage and secure off-road parking for two vehicles with retractable security bollard
- 10 year builders NHBC guarantee from 2020
- Three double bedrooms - bedroom one with en suite shower room
- Landscaped & enclosed southerly facing rear garden with covered pergola & glass patio room
- Direct access to Country Park - perfect for walking the dog !



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Porcelanosa tiled flooring. Doors into living room, cloakroom and kitchen/dining/family room.

Cloakroom

Suite comprising low level wc and wash hand basin. Extractor. Radiator. Porcelanosa tiled walls and flooring.

Living Room

10' 4" x 18' 10" (3.15m x 5.74m) Dual aspect room with double glazed window to front with bespoke fitted shutters. French doors opening onto garden room. Two radiators.

Kitchen/ Dining/ Family Room

Contemporary shaker style steel grey 'Symphony' kitchen comprising a range of wall and base units. Breakfast bar with seating for two with granite worksurfaces and upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted electric oven & 5 ring gas hob with granite splash back and extractor hood over. Integrated Bosch dishwasher and space for American style fridge/freezer. Wall cupboard housing gas boiler. Door to utility room. Double glazed window with bespoke fitted shutters. French doors opening onto garden room.

Utility Room

Shaker style cupboards with granite worksurface and inset sink and drainer unit. Space for washing machine. Space for tumble dryer. Porcelanosa tiled flooring. Double glazed door to garden room.

Glass Patio Room

10' 11" x 14' 1" (3.33m x 4.29m) A beautiful Weinor glass patio room, designed for year-round enjoyment, offering panoramic garden views and effortless indoor-outdoor living. Of robust steel construction with triple-verticle folding glazed doors and integrated guttering.



First Floor

Landing

Access to loft space. Storage cupboard. Doors into all bedrooms and bathroom.

Bedroom One

10' 7" x 14' 8" (3.23m x 4.47m) Double glazed window to rear with bespoke fitted shutters. Radiator. Door into:

En-suite

Three piece suite comprising 'Roca' double shower enclosure, low level wc and wash hand basin. Amtico flooring. Porcelanosa tiled walls. Extractor. Obscure double glazed window to front.

Bedroom Two

9' 5" x 9' 11" (2.87m x 3.02m) Double glazed window to front. Radiator.

Bedroom Three

8' 11" x 9' 11" (2.72m x 3.02m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising 'Roca' panel enclosed bath with shower over and folding glass side screen, wash hand basin and low level wc. Amtico flooring. Porcelanosa tiled walls. Extractor. Radiator. Obscure double glazed window to front.



OUTSIDE

Front Garden

Laid to lawn with shrub borders and central pathway to front door. External light.

Rear Garden

The southerly aspect rear garden is mainly laid to lawn with areas of artificial grass and features a paved patio, ideal for outdoor entertaining. Well-stocked shrub and slate borders add interest, with the benefit of external lighting and electric sockets. The garden is fully enclosed by brick walling and wood-panel fencing, with gated access to the driveway. A wooden gazebo will remain, creating a fantastic outdoor space that is not overlooked, with a stunning olive tree that the current owners enjoy year-round.

Garage

10' 3" x 20' 0" (3.12m x 6.10m) Up & over door with power/light connected. Driveway providing off road parking for two cars and gated access to rear garden.

AGENTS NOTE

Residents only Electric Car Charging points on Development.

Residents only Automated Smart Parcel Delivery Boxes located at the entrance to the estate. A short stroll to nearby nature reserve providing countryside walks – perfect for walking the dog.

The vendor advises there is a service charge associated with this property payable to 'Lower Stondon Residents Management Company Ltd' which is £75 payable every 6 months

We advise the buyer to confirm the above information with their legal representative prior to exchange of contracts.

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





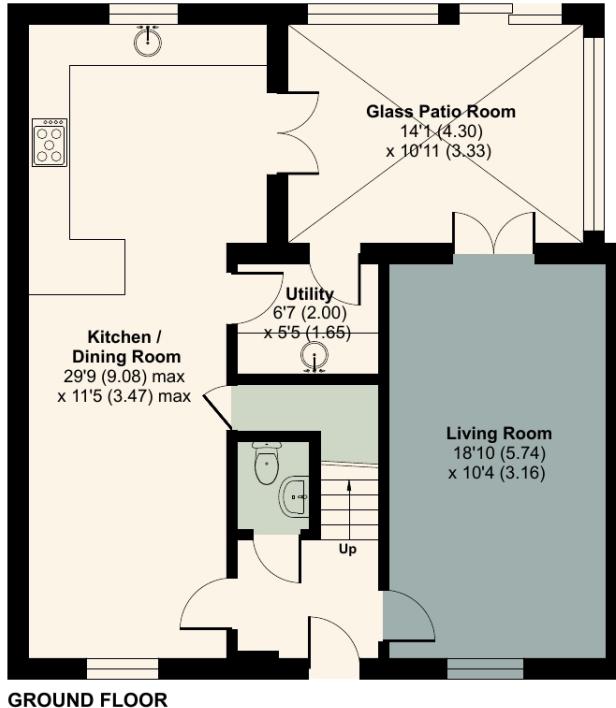
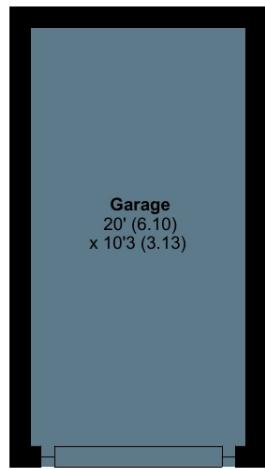


Approximate Area = 1343 sq ft / 124.7 sq m

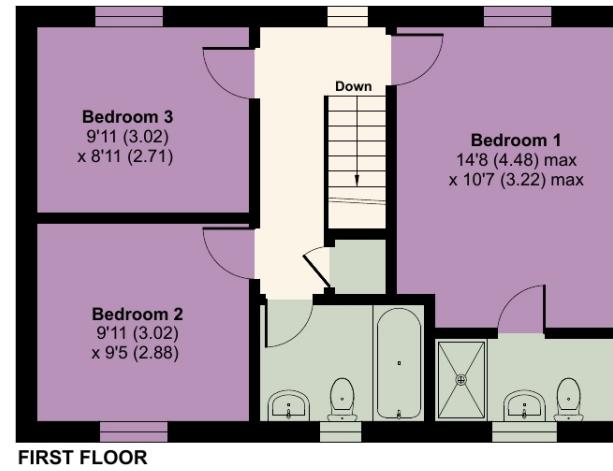
Garage = 206 sq ft / 19.1 sq m

Total = 1549 sq ft / 143.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2026. Produced for Country Properties. REF: 1408812

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Viewing by appointment only

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