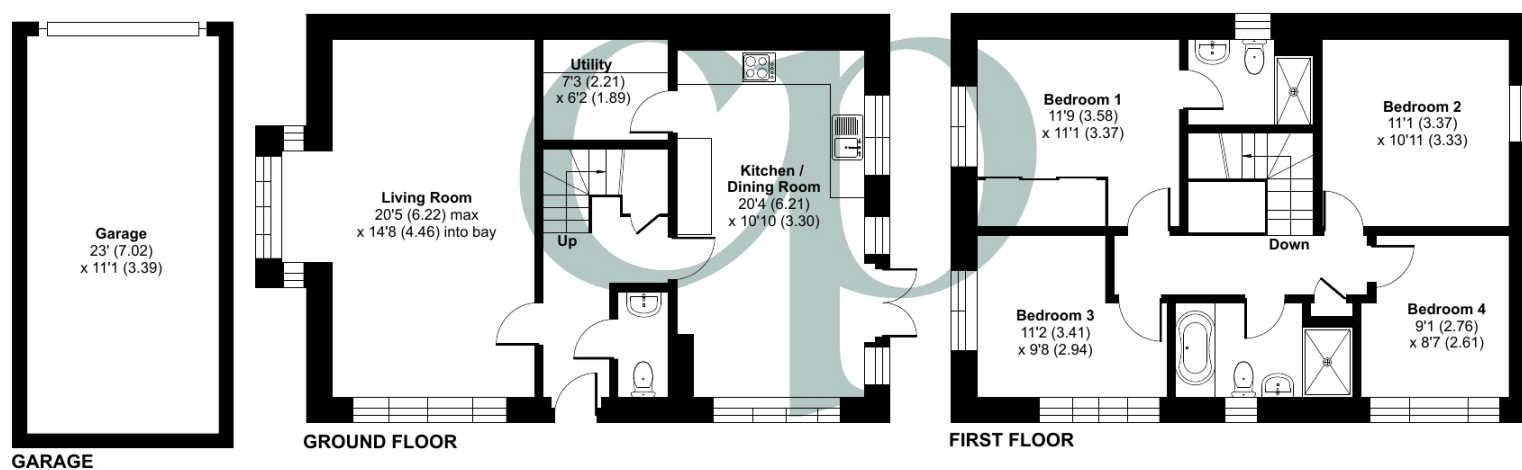




Approximate Area = 1287 sq ft / 119.5 sq m
Garage = 256 sq ft / 23.7 sq m
Total = 1543 sq ft / 143.2 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlcchcom 2024. Produced for Country Properties. REF: 1160027

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
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www.country-properties.co.uk

Set within an exclusive cul-de-sac circle of just 6 properties this stunning 4 bedroom detached family home with a garage and westerly aspect rear garden, really is one to see.

- 10 Year builders warranty from May 2021
- Spacious 20ft dual aspect living room
- Main bedroom with en-suite shower room
- Four piece family bathroom suite
- Lower Stondon offers a range of local amenities and nearby countryside walks
- Short commute to the historic market town of Hitchin with mainline station and a variety of shops, pubs and restaurants

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Wood effect flooring. Radiator. Doors into cloakroom, living room and kitchen/diner.

Cloakroom

Suite comprising low level wc and wash hand basin with tiled splashback. Wood effect flooring. Radiator. Extractor fan.

Living Room

20' 5" (max) x 14' 8" (into bay) (6.22m x 4.47m) Dual aspect with multi pane double glazed window to front and walk in double glazed window to side. Wood effect flooring. Radiator.

Kitchen/Dining Room

20' 4" x 10' 10" (6.20m x 3.30m) A range of wall and base units with complementary worksurfaces, upstands and tiled splashbacks. Inset one & half bowl sink with drainer and swan neck mixer tap over. Built in eye level electric oven and grill. Inset gas hob with stainless steel splashback and extractor hood over. Integrated dishwasher and fridge/freezer. Wood effect flooring. Multi pane double glazed window to front and double glazed window and French doors with sidelights opening on to the rear garden. Door into:

Utility Room

7' 3" x 6' 2" (2.21m x 1.88m) A range of wall and base units with complementary worksurfaces over. Space and plumbing for washing machine and tumble dryer. Wall mounted combination gas boiler. Wood effect flooring.



FIRST FLOOR

Landing

Access to fully boarded loft space. Storage cupboard with shelving. Doors into all rooms.

Bedroom 1

11' 9" x 11' 1" (3.58m x 3.38m) Multi pane double glazed window to side. Built-in wardrobes with mirrored sliding doors. Radiator. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, low level wc and wash hand basin. Partially tiled walls. Extractor. Heated towel rail. Obscure double glazed window to rear.

Bedroom 2

11' 1" x 10' 11" (3.38m x 3.33m) Multi pane double glazed window to side. Radiator.

Bedroom 3

11' 2" (max) x 9' 8" (max) (3.40m x 2.95m) Dual aspect with multi pane double glazed windows to front and side. Radiator.

Bedroom 4

9' 1" x 8' 7" (2.77m x 2.62m) Multi pane double glazed window to front. Radiator.

Bathroom

Four piece suite comprising panel enclosed bath, double shower cubicle, low level wc and wash hand basin. Partially tiled walls. Extractor. Heated towel rail. Shaver point. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid to lawn with mature flower/shrub borders and paved pathway to front door. Driveway leading to garage providing off road parking for 2 cars. Paved footpath with gated access to the rear garden.

Rear Garden

Laid mainly to lawn with paved patio area and mature well stocked flower/shrub borders. Cold water tap. Service light. Paved area to the side with gated access to front.

Garage

Up & over door with power/light connected.

AGENT NOTE:

We understand there will be service charge associated with this property. The builders continue to maintain the development at present as there is not yet a management company in place.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

