



# 12, Spreckley Close

Henlow,  
Bedfordshire, SG16 6HY  
£340,000

country  
properties

This three bedroom semi detached home is located within a popular family friendly location with many open green spaces, yet only a short drive to the historic market town of Hitchin with a variety of shops, cafes, pubs and restaurants.

- Three good size bedrooms
- Dual aspect 'L' shaped living/dining room
- Kitchen and separate utility room
- First floor bathroom with separate wc
- Allocated parking for 1 car
- Well regarded local schooling and lovely countryside walks
- Short drive to Arlesey station with direct link to London & Gatwick airport

#### Kitchen

11' 2" x 7' 7" (3.40m x 2.31m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Space for fridge and freezer. Space and plumbing for washing machine. Space for electric cooker with extractor hood over. Radiator. Storage cupboard with shelving. Double glazed window to side. Door to:

#### Utility Room

7' 7" x 6' 11" (2.31m x 2.11m) Space for fridge/freezer. Wall mounted gas boiler. Double glazed window to front and double glazed door to side providing access to the front and rear.

#### Living/Dining Room

18' 8" (max) x 16' 5" (max) (5.69m x 5.00m) L shaped room with double glazed windows to front and rear. Two radiators. Feature timber fireplace with coal effect electric fire inset. Picture rail.

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with under stairs storage space. Double glazed window to front. Radiator. Doors into living room, kitchen and dining area.



## FIRST FLOOR

### Landing

Access to loft space. Airing cupboard with shelving. Doors to all rooms.

### Bedroom 1

12' 6" x 10' 10" (3.81m x 3.30m) Double glazed window to front. Radiator. Built-in wardrobe.

### Bedroom 2

11' 2" (max) x 10' 10" (max) (3.40m x 3.30m) Double glazed window to front. Radiator. Built-in wardrobe.

### Bedroom 3

10' 10" x 7' 7" (3.30m x 2.31m) Double glazed window to rear. Radiator. Built-in double wardrobe.

### WC

Low level wc. Radiator. Obscure double glazed window to rear.

### Bathroom

Suite comprising panel enclosed bath with electric shower over and pedestal wash hand basin. Radiator. Partially tiled walls. Extractor fan. Obscure double glazed window to side.

## OUTSIDE

### Rear Garden

Laid mainly to lawn with mature trees. Cold water tap and security light. Footpath with gated access to front.

### Front Garden

Communal green area with paved pathway to front door with further footpath and gated access to the rear garden.

### Parking

Allocated parking for 1 car.

### AGENT NOTE:

We understand there is a service charge associated with this property of £537.23 per annum (can be paid monthly if required).

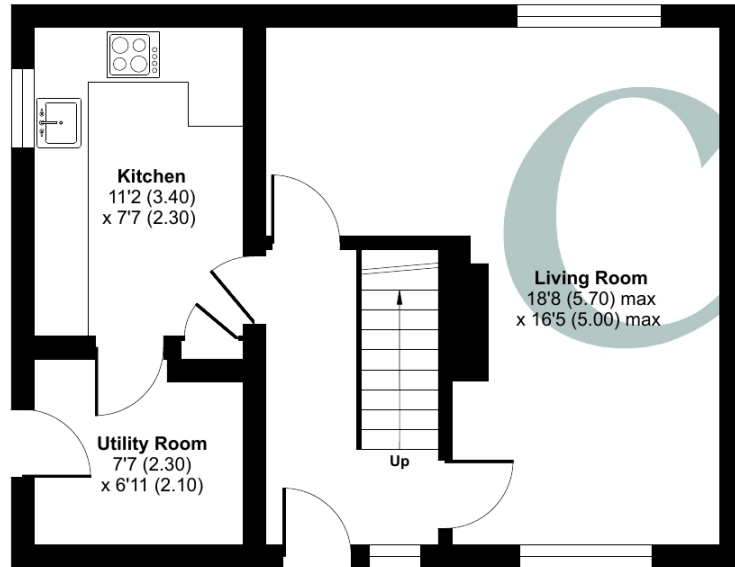
We recommend any buyer confirm this information with their legal representative prior to exchange of contracts.

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

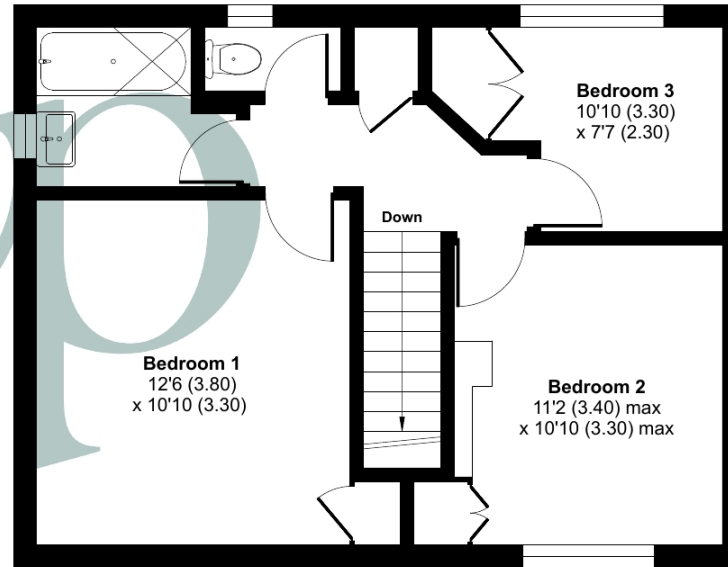


Approximate Area = 926 sq ft / 86 sq m

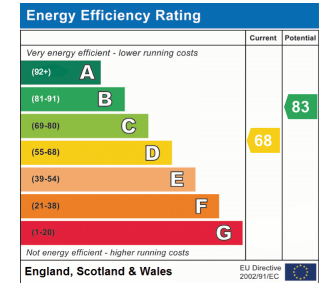
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1154271

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## Viewing by appointment only

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