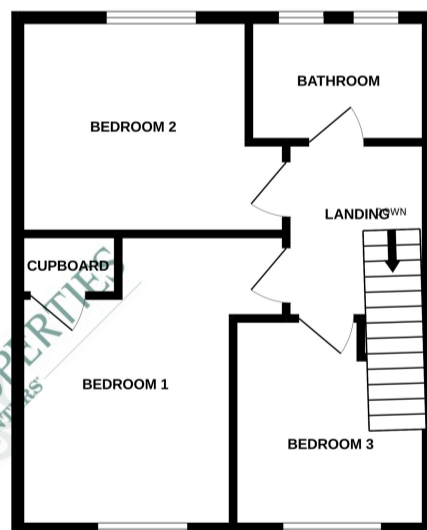
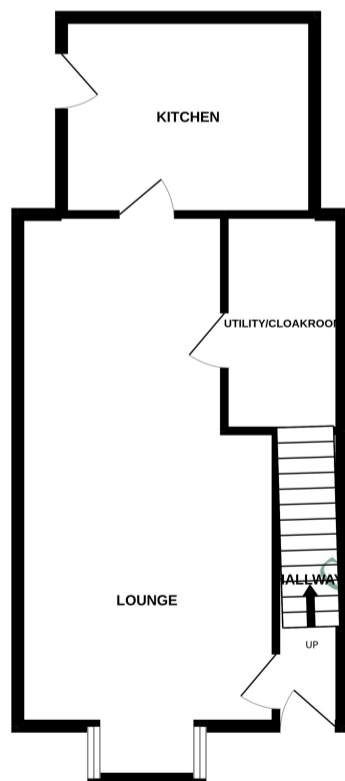




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 10/2022

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 | 1, Arlesey Road | SG5 4HA  
T: 01462 834022 | E: stotfold@country-properties.co.uk  
www.country-properties.co.uk

A spacious, three double bedroom extended family home with large mature rear garden, situated in the sort after village of Henlow within walking distance of Arlesey station.

- Three Bedrooms
- Large living / dining room
- Family bathroom on first floor
- Fitted kitchen
- Utility & Downstairs Cloakroom
- Large mature rear garden
- Home office in the rear garden
- Close to local school and shops
- EPC - D
- Council Tax - Band B

## Ground Floor

### Entrance Hall

Stairs rising to first floor. Door to lounge / diner.

### Lounge / Diner

7.19m x 3.58m (23' 7" x 11' 9")  
Double-glazed walk in bay window to front. Fireplace with wood burner Two radiators. Partially glazed door to utility room / Cloakroom. Multi-paned double door to kitchen.

### Utility / Cloakroom

3.05m x 1.63m (10' 0" x 5' 4")  
Low-level WC and pedestal wash hand basin. Space and plumbing for washing machine.



### Kitchen

3.51m x 2.74m (11' 6" x 9' 0")  
Range of wall and base units with worksurfaces over. Integrated electric oven and gas hob. Space for undercounter fridge. Space and plumbing for dishwasher. Stainless steel sink and drainer unit with swan neck mixer tap over. Partially tiled walls. Wood effect flooring. Wall mounted gas boiler. Double-glazed window to rear. Door to side.

## First Floor

### Bedroom 1

4.04m x 2.97m (13' 3" x 9' 9")  
Double-glazed window to front. Radiator. Built in wardrobe.

### Bedroom 2

3.23m x 3.05m (10' 7" x 10' 0")  
Double-glazed window to rear. Radiator.

### Bedroom 3

2.74m x 2.95m (9' 0" x 9' 8")  
Double-glazed window to front. Radiator.

### Bathroom

Suite comprising panel enclosed bath with shower over, low-level WC and vanity wash hand basin. Obscured double-glazed window to rear. Radiator.

## Outside

### Rear Garden

Mainly laid to lawn with mature flower and shrub borders. Small paved patio area. Side access to front. Decking area leading to garden home office.

### Home office

4.27m x 4.88m (14' 0" x 16' 0")  
Power and light.

