



Plot 2, The Sidings

Henlow,
Bedfordshire, SG16 6FJ
£635,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 5 double bedroom executive home with a good size rear garden is situated within a small development of just three individual properties and offers spacious family accommodation throughout.

- Built to a high specification throughout
- Large kitchen/diner with central island and bi-folding doors opening onto the rear garden
- Top floor master suite with vaulted ceiling and en-suite shower room
- Living room with feature walk-in bay window
- Underfloor heating to ground floor accommodation
- Short commute to the historic market town of Hitchin with many shops, bars and restaurants

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Underfloor heating. Doors into all rooms.

Cloakroom

Suite comprising low level flush with concealed cistern and vanity wash hand basin. Extractor. Partially tiled walls. Obscure double glazed window to front.

Living Room

15' 0" (into bay) x 13' 8" (max) (4.57m x 4.17m)
Double glazed walk in bay window to front.
Underfloor heating.

Kitchen/Dining Room

33' 10" (max) x 12' 5" (max) (10.31m x 3.78m) measurement to include utility room. A range of shaker style wall and base units with quartz worksurface and upstands over. Inset one & half bowl sink with swan neck mixer tap over. Fitted eye level Bosch double oven. Integrated Bosch dishwasher. Integrated Bosch fridge/freezer. Fitted wine cooler. Central island with breakfast bar and integrated induction hob with extractor over. Underfloor heating. Double glazed window and bi-folding doors opening onto the rear garden. Open plan to:

Utility Room

Space and plumbing for washing machine. Cupboard housing wall mounted gas boiler. Door to garage. Double glazed window and door to rear garden.

FIRST FLOOR

Landing

Stairs rising to second floor accommodation. Radiator. Doors into all bedrooms and bathroom.

Bedroom 2

13' 9" (max) x 11' 8" (max) (4.19m x 3.56m) Double glazed window to front. Radiator. Door into:



En-Suite

White suite comprising low level wc with concealed cistern, vanity wash hand basin with drawers under and walk-in shower enclosure with rainfall shower and further shower attachment. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Mirror with LED lighting. Extractor. Obscure double glazed window to front.

Bedroom 3

13' 6" (max) x 9' 8" (4.11m x 2.95m) Double glazed window to rear. Radiator.

Bedroom 4

13' 9" (into bay) x 9' 10" (max) (4.19m x 3.00m) Double glazed window to rear. Radiator.

Bedroom 5

10' 9" (max) x 9' 9" (max) (3.28m x 2.97m) Double glazed window to front. Radiator.

Family Bathroom

Suite comprising panel enclosed double ended bath with shower over and glass side screen, low level wc with concealed cistern and vanity wash hand basin with drawers under. Fitted mirror with LED lighting. Shaver point. Extractor, Partially tiled walls. Obscure double glazed window to side.

SECOND FLOOR

Landing

Double glazed window on half landing. Door into:

Bedroom 1

20' 4" (max) x 16' 10" (max) (6.20m x 5.13m) Dual aspect room with Velux windows. Airing cupboard housing pressurised water cylinder. Two radiators.

En-Suite Shower Room

Suite comprising low level wc with concealed cistern, vanity wash hand basin with drawers under and large walk-in shower enclosure with rainfall shower and further shower attachment. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Fitted mirror with LED lighting. Extractor. Partially tiled walls. Velux window to front.

OUTSIDE

Front Garden

Lawn area with block paved footpath to front door. External light. Block paved driveway providing off road parking and access to garage. Gated access to rear.

Rear Garden

Laid mainly to lawn with paved patio area. Fully enclosed with gated access to front.

Garage

18' 1" x 10' 1" (5.51m x 3.07m) Up & over door with power/light connected.

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





Approximate Area = 1696 sq ft / 157.5 sq m (excludes void)

Limited Use Area(s) = 22 sq ft / 2 sq m

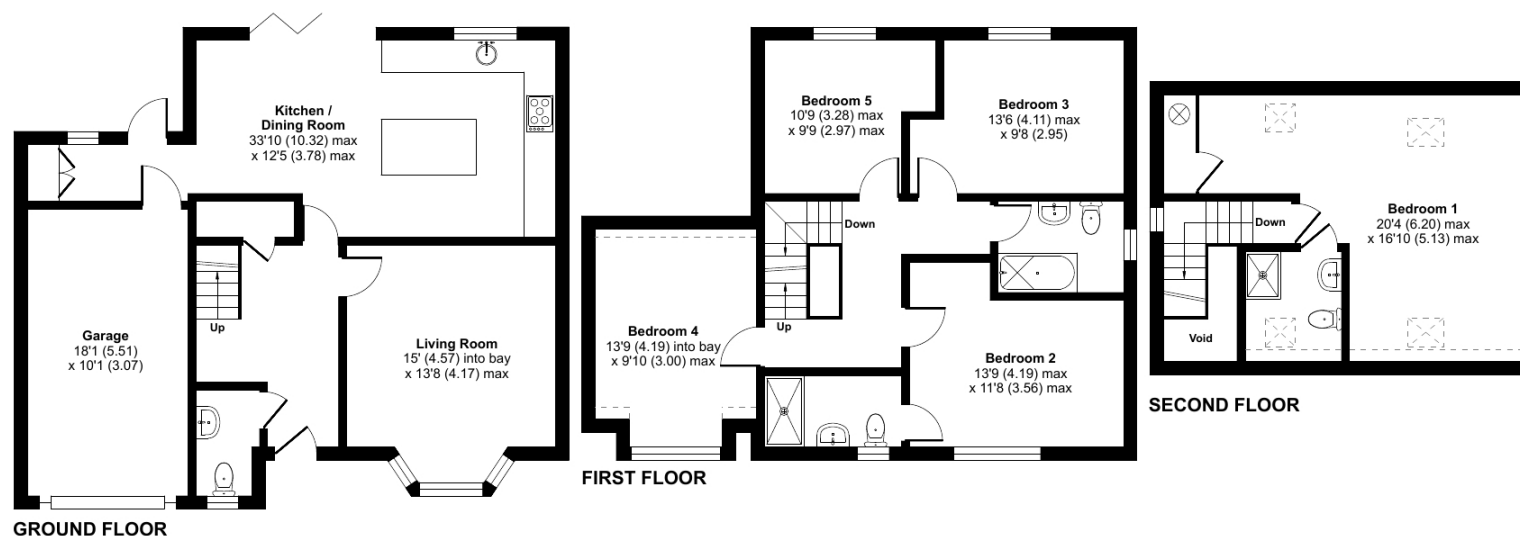
Garage = 184 sq ft / 17 sq m

Total = 1902 sq ft / 176.5 sq m

For identification only - Not to scale

Denotes restricted
head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	86
(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). © nichecom 2023. Produced for Country Properties. REF: 1052293



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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