



Coach Road, Henlow, Bedfordshire. SG16 6BU

Satchells



## 4 Bedroom Link Detached House

### Guide Price £500,000 Freehold

This spacious detached family home with a south facing rear garden and stunning views is situated in an excellent village location overlooking open parkland, the cricket pitch and pavilion, whilst being within a short walk of the highly regarded local schools.

The generous living accommodation comprises entrance hall, cloakroom, a light and airy living room that opens through to a separate dining room and fitted kitchen to the ground floor. Upstairs are four good size bedrooms, three with built-in wardrobes, and a recently refitted wetroom. Externally a covered side passage gives access to the garage, utility room and an established, south facing rear garden. To the front is an attractive garden and a block paved driveway leading to the garage. Siding on to open fields and with open parkland to the front this property has a delightful location.

- Detached family home
- Stunning open views
- Highly regarded schools within a stones throw
- Walking distance of Arlesey mainline station
- Four generous bedrooms
- Two reception rooms
- South facing rear garden
- Garage and driveway
- Chain free
- EPC rating D. Council tax band E



**Ground Floor****Front Door:**

Double glazed front door with double glazed flank window.

**Entrance Hall:**

Stairs to first floor with cupboard under. Radiator. Cupboard housing gas boiler. Telephone point. Cloaks cupboard. Solid wooden flooring.

**Cloakroom:**

A sage colour suite comprising wash hand basin and low level WC. Tiled walls. Double glazed window to front. Solid wooden flooring.

**Living Room:**

Abt. 15' 1" x 11' 3" (4.60m x 3.43m) A light and airy living room with double glazed French doors leading to the rear garden. Feature brick built fireplace with coal effect living flame gas fire. Radiator. Coved ceiling. Carpet as fitted. Open through to the dining room.

**Dining Room:**

Abt. 12' 7" x 10' 10" (3.84m x 3.30m) Double glazed picture window to rear. Radiator. Coved ceiling. Carpet as fitted.

**Kitchen:**

Abt. 12' 5" x 7' 0" (3.78m x 2.13m) A well-appointed kitchen comprising a good range of eye and base level units with ample work tops. Single drainer stainless steel one and a half bowl sink unit. Space for an electric cooker with extractor hood over. Plumbing for dishwasher. Radiator. Double glazed window to front. Part tiled walls. Double glazed door to covered side passage. Vinyl flooring.

**Side Passage:**

A covered side passage with doors to front and rear. Door to garage and opening to utility room. Tiled flooring.

**Utility Room:**

A range of eye and base level units with worktops. Stainless steel double drainer sink unit. Plumbing for automatic washing machine. Window to rear. Tiled splashback area. Tiled flooring.

**First Floor****Landing:**

Double glazed window to front. Radiator. Carpet as fitted.

**Bedroom One:**

Abt. 12' 2" x 10' 11" (3.71m x 3.33m) Double glazed window to rear. Built-in wardrobes. Airing cupboard. Radiator. Carpet as fitted.

**Bedroom Two:**

Abt. 11' 0" x 10' 1" (3.35m x 3.07m) Double glazed window to front. Built-in wardrobes. Loft access. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 10' 9" x 8' 0" (3.28m x 2.44m) Double glazed window to rear. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 11' 4" x 7' 1" (3.45m x 2.16m) Double glazed window to front. Built-in wardrobes. Radiator. Carpet as fitted.

**Wetroom:**

A refitted wet room comprising a walk in shower area with shower and glass screen, wash hand basin and low level WC. Heated towel rail. Double glazed window to side. Extractor fan. Fully tiled walls. Vinyl flooring.

**Outside****Front Garden:**

An attractive front garden with path leading to the front door, decorative stone, raised central bed, a variety of shrubs and plants and block paved driveway leading to the garage.

**Rear Garden:**

A good sized established rear garden with open views to the side. Paved patio area with pergola. Ornamental pond. Shaped lawn with a good variety of trees, shrubs and plant borders. Greenhouse to remain.

**Garage:**

A brick built single garage with up and over door. Power and light. Door to side passage.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s

**Material Information:**

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains Supply

Electric: Mains Supply

Drainage: Mains Supply

Flood risk: Low

Mobile/Phone: Good

Tenure: Freehold

Council Tax Band: E

Council tax payable: TBC

For further material information please contact the office marketing this property.

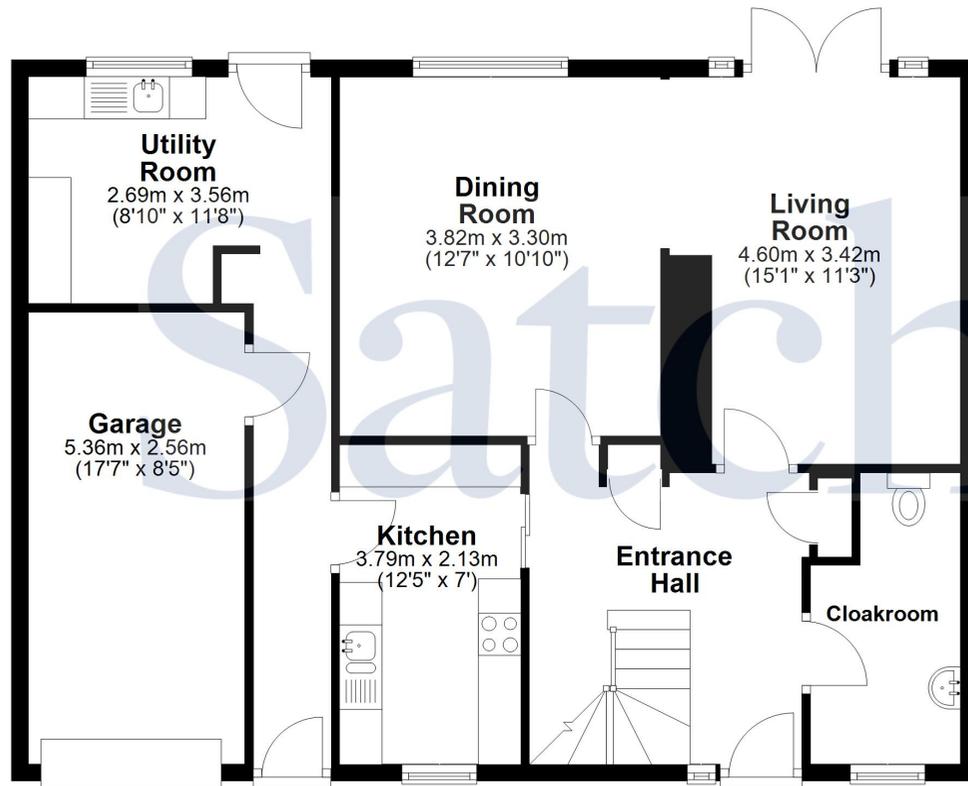




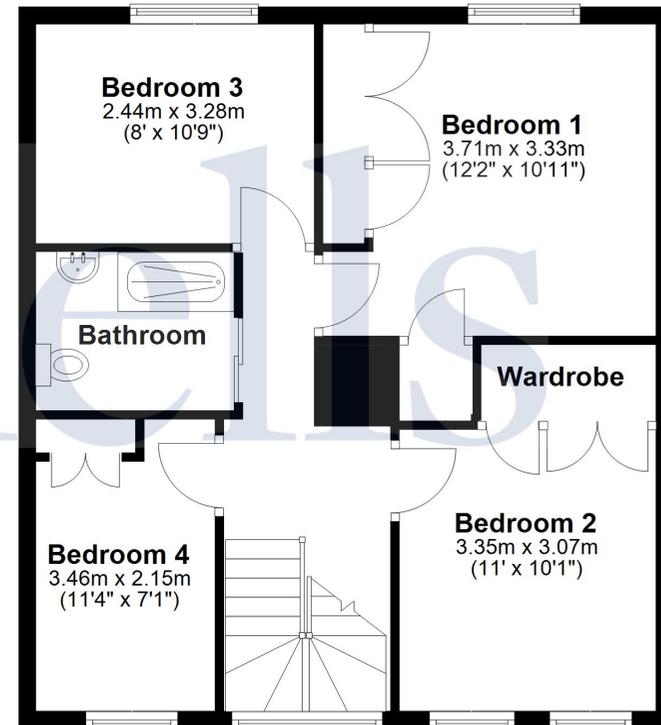
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

# Satchells

## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.