



High Street

Henlow,  
Bedfordshire, SG16 6AA  
£375,000

country  
properties



Offered to the market is this charming two bedroom barn conversion located in the popular and highly sought after village of Henlow. The property benefits from a 20ft living room, two double bedrooms, a four piece suite bathroom and a beautiful rear garden. This unique property is a must view!

- Immaculately presented throughout – Just move in!
- Spacious living room with feature part vaulted ceilings and exposed wooden beams
- Garage and off road parking
- Four piece suite bathroom
- Local amenities include: 2 well regarded public houses, village store and Champney's health spa . Plus more amenities just a short commute away.
- Idyllic village location

### Kitchen

9' 10" x 7' 8" (3.00m x 2.34m) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Integrated oven and hob with stainless steel extractor hood over and splashback. Space and plumbing for washing machine. Integrated fridge/freezer. Cupboard housing a gas boiler. Ceramic tiled flooring. Multi pane window to rear and multi pane door onto rear garden.

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Large entrance hall with ceramic tiled flooring. Radiators. Loft access. Doors to all rooms.



## Living Room/ Dining Room

20' 1" (max) x 14' 3" (max) (6.12m x 4.34m) Spacious living room with two double glazed multi pane windows to front aspect and multi pane French doors with wing windows to both sides onto rear garden. Feature fireplace. Wood effect flooring. Part vaulted ceilings with feature exposed wooden beams. Radiators.

## Bedroom One

12' 7" x 9' 0" (3.84m x 2.74m) Double glazed multi pane window to rear aspect. Fitted carpet. Radiator.

## Bedroom Two

16' 0" (max) x 8' 1" (min) (4.88m max x 2.46m min) Dual aspect double glazed windows to front and rear. Fitted carpet. Radiator.

## Bathroom

Four piece bathroom suite comprising pedestal wash hand basin, low level WC, panel enclosed bath tub and shower cubicle. Chrome heated towel rail. Fully tiled. Double glazed multi pane window to rear aspect.

## OUTSIDE

### Rear Garden

Established rear garden mainly laid to lawn with variety of flowers, shrubs and trees. Paved patio area. External water tap. External light. Gated access to rear.

### Garage

Single brick built garage with pitched roof to rear of the property. Power and light. Electric up and over door. Personal door to the rear garden. Block paved parking space for one car in front of the garage.

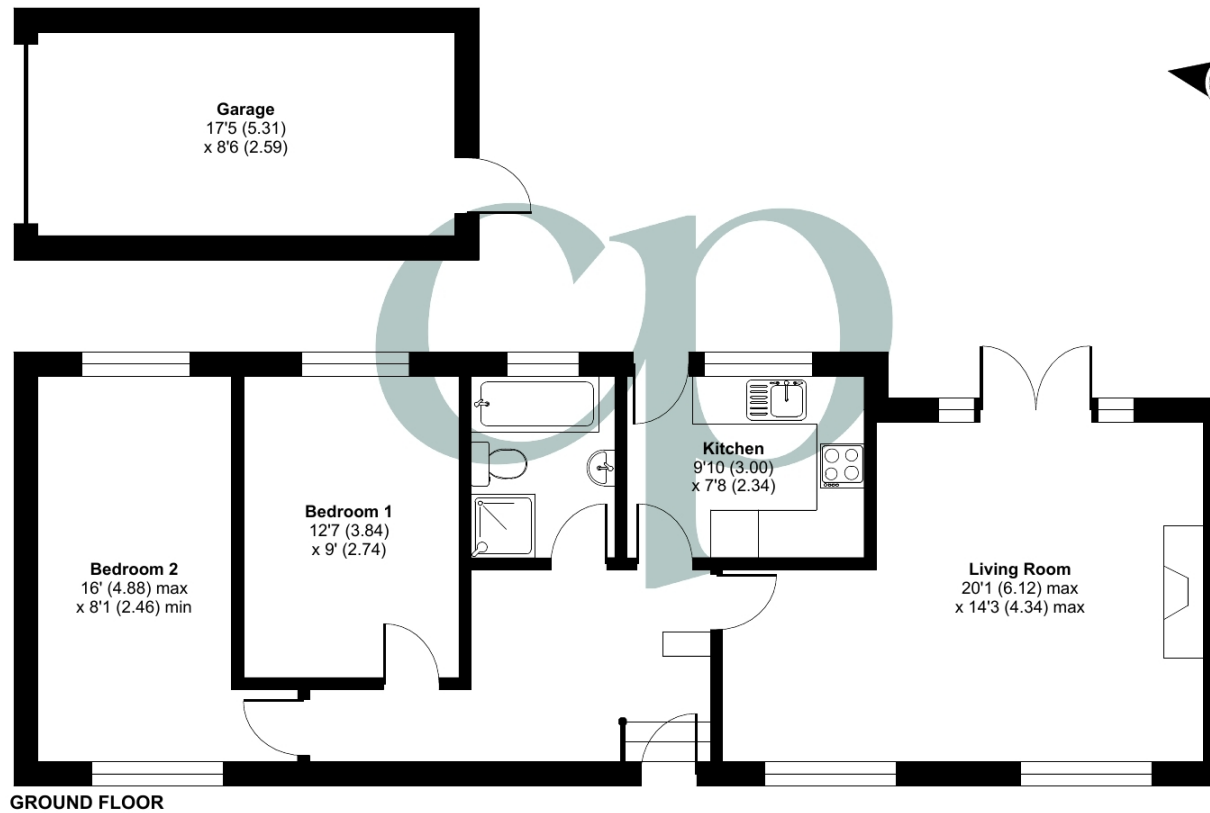


Approximate Area = 755 sq ft / 70.1 sq m

Garage = 148 sq ft / 14.2 sq m

Total = 903 sq ft / 84.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1288736

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## Viewing by appointment only

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