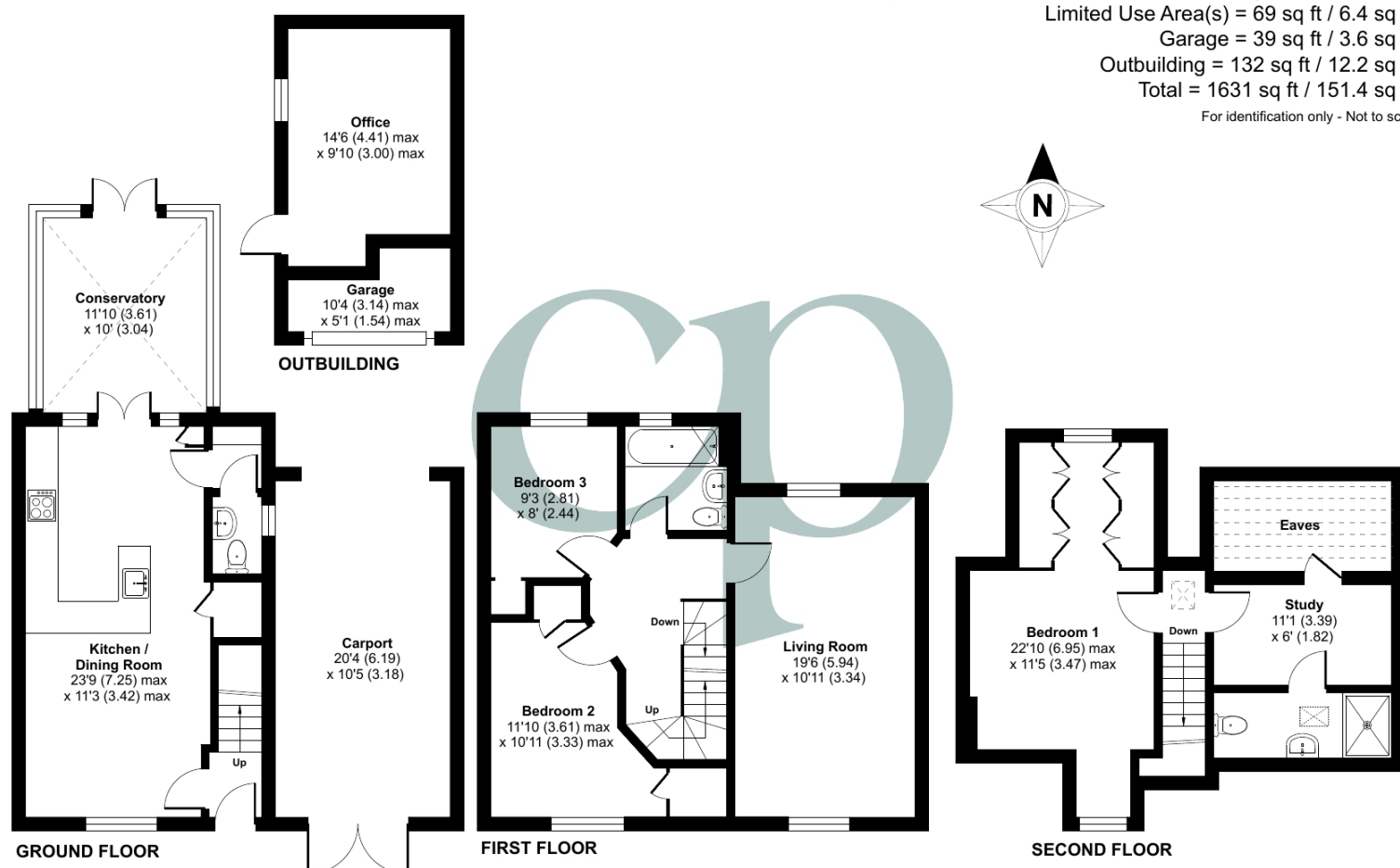




Approximate Area = 1391 sq ft / 129.2 sq m (excludes carport)
 Limited Use Area(s) = 69 sq ft / 6.4 sq m
 Garage = 39 sq ft / 3.6 sq m
 Outbuilding = 132 sq ft / 12.2 sq m
 Total = 1631 sq ft / 151.4 sq m
 For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	74	85



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Country Properties. REF: 1318813

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

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

country
properties

Nestled in a quiet cul-de-sac on a sought-after development in Henlow, this beautifully presented three-bedroom home offers modern living with generous space throughout. Highlights include a dedicated home office, a spacious 23ft kitchen/dining room perfect for entertaining, and ample living space for the whole family. With plentiful parking and a well-balanced layout, the property is ideal for professionals and families alike. Located within walking distance of Arlesey mainline station—with direct services to London St Pancras—it offers easy commuting while enjoying the charm of village life. All of Henlow’s local amenities are close at hand, alongside scenic countryside walks just moments from your door.

- Quiet location within cul-de-sac
- Carport off road parking
- Converted garage into Home office/Studio with access from rear garden
- Nearby Letchworth and Arlesey train stations approx. 30–40mins train journey into London and easy access to A1(M)
- Close to well regarded local schooling
- Ample storage throughout

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect flooring. Carpeted stairs rising to first floor. Door to Kitchen/Diner.

Kitchen/ Dining Room

23’ 9” (max) x 11’ 3” (max) (7.25m max x 3.42m max) A range of wall and base units with worksurfaces over. Inset one and half bowl ceramic sink and drainer unit with mixer tap over. Fitted water softener to remain. Integrated Neff oven and grill. Inset electric Neff hob with extractor fan over and tiled splashbacks. Integrated dishwasher and fridge/freezer. Understairs storage cupboard. Two radiators. Wood effect flooring. Door to Utility Room. French door with wing windows onto Conservatory. Window to front aspect. Radiator.

Conservatory

11’ 10” x 10’ 0” (3.61m x 3.04m) UPVc and fully glazed conservatory. Ceramic tiled flooring with underfloor heating. French patio doors onto rear garden.

Utility

Plumbing and space for washing machine and tumble dryer. Door to Cloakroom.

Cloakroom

Vanity wash hand basin with tiled splashback and low level WC. Paneling to dado height. Vinyl flooring. Radiator. Window to side aspect.

FIRST FLOOR

Landing

Doors to Living Room, Bedroom Two and Three and Bathroom. Radiator. Carpeted stairs rising to second floor.

Living Room

19’ 6” x 10’ 11” (5.94m x 3.34m) Dual aspect windows to front and rear. Radiator. Mezzanine above.

Bedroom Two

11’ 10” (max) x 10’ 11” (max) (3.61m max x 3.33m max) Window to front aspect. Fitted carpet. Storage cupboard housing a boiler. Further storage cupboard. Radiator.



Bedroom Three

9’ 3” x 8’ 0” (2.81m x 2.44m) Window to rear aspect. Fitted carpet. Radiator. Open storage cupboard.

Bathroom

Bathroom suit comprising Vanity sink and toilet unit. Panel enclosed bath tub with shower over and shower screen to side. Heated towel rail. Fully tiled walls. Tiled effect vinyl flooring. Window to rear aspect.

SECOND FLOOR

Second floor landing

Velux window to rear aspect. Doors to Bedroom One and Study.

Bedroom One

22’ 10” (max) x 11’ 5” (max) (6.95m max x 3.47m max) Master bedroom with dormer window to front aspect and window to rear aspect in walk in wardrobes area. Built in wardrobes. Fitted carpet. Radiator.

Study

11’ 1” x 6’ 0” (3.39m x 1.82m) Mezzanine study area. Fitted carpet. Velux window. Radiator. Door to shower room. Loft access.

Shower Room

Suite comprising vanity wash hand basin, low level WC and shower cubicle. Heated towel rail. Part tiled. Velux window.

OUTSIDE

Front Garden

Front garden with established flowers and shrubs. Steps up to front door. Gated carport to side.

Rear Garden

Landscaped rear garden mainly laid to lawn, with raised shingled seating area enclosed by wood sleepers. Timer garden shed.

Carport

Gated car port with off road parking space for one to two cars.

Garage/Office

Converted garage into office and separate storage room. Wood effect flooring. Power and light. Window to side aspect. Door onto garden. Front section for storage with up and over garage doors.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

