



9, Plum Tree Road

Lower Stondon, Henlow,
Bedfordshire, SG16 6NE
OIRO £475,000

country
properties

This well presented 3 bedroom detached home occupies a quiet position in a popular cul de sac location. Located in the popular village of Lower Stondon just a short drive to the bustling market town of Hitchin with rail links into the City, Cambridge & Peterborough.

- Well presented – just move in !
- Separate study – ideal for those working from home !
- Cul de sac location in this popular village
- Kitchen/breakfast room & downstairs cloakroom
- Separate dining room
- Countryside walks on your doorstep – perfect for walking the dog.

Ground Floor

Entrance Hall

Front door into entrance hallway. Wooden floor, radiator. Stairs rising to first floor with doors leading to: kitchen/dining room, lounge, wc.

WC

Obscured double glazed window to front. Wash basin with vanity under. Radiator.

Kitchen/Breakfast Room

9' 3" x 16' 9" (2.82m x 5.11m) Tiled flooring, door into understair storage cupboard. Fitted with a range of eye & base units with complimentary work surfaces over. Four ring gas hob with stainless steel extractor over, Bosch self cleaning electric oven, stainless steel sink draining unit with mixer tap over. Space for dishwasher. Double glazed window to rear. Space for fridge freezer, further base unit with space for washing machine with complementary work surfaces over & tiled splashbacks. Open into Study

Study/Snug

7' 8" x 12' 4" (2.34m x 3.76m) Solid wood flooring. Double glazed French doors leading to rear garden. Door leading into garage.



Living Room

11' 2" x 16' 2" (3.40m x 4.93m) Double glazed boxed bay window to front aspect. Feature fireplace with wooden surround fitted with gas effect fire, solid wood flooring, radiator. Open archway leading to Dining Room.

Dining Room

9' 0" x 11' 2" (2.74m x 3.40m) Solid wood flooring, radiator. Double glazed bi-folding doors leading into rear garden. Door leading into Kitchen.

First Floor

Landing

Doors to all bedrooms door to family bathroom. Door to airing cupboard housing Worcester boiler. Loft hatch.

Bedroom One

11' 5" x 13' 1" (3.48m x 3.99m) Solid wood flooring, radiator. Double glazed window to front. Door leading to en-suite.

En-suite

Obscure double glazed window to front. Karndean wood effect flooring. 3 piece suite comprising; wc, separate shower cubicle with rainfall head & mixer shower over, wash hand basin with large vanity cupboard under. Partially tiled walls. Radiator.

Bedroom 2

10' 11" x 11' 3" (3.33m x 3.43m) Double glazed window to rear. Wood effect flooring, radiator.

Bedroom 3

8' 2" x 9' 11" (2.49m x 3.02m) Double glazed window to rear. Solid wood flooring, radiator.

Outside

Front Garden

Driveway providing off road parking for up to cars. Mainly laid to lawn with slate borders. Gated access to rear aspect.

Rear Garden

South facing sunny garden with large paved patio area. Mainly laid to lawn with mature shrub, flower & tree borders with raised vegetable bed enclosed by fencing. Gated access to front.

Garage

7' 8" x 14' 8" (2.34m x 4.47m) Eaves storage. Power & light.

Provisional details awaiting approval by the seller.



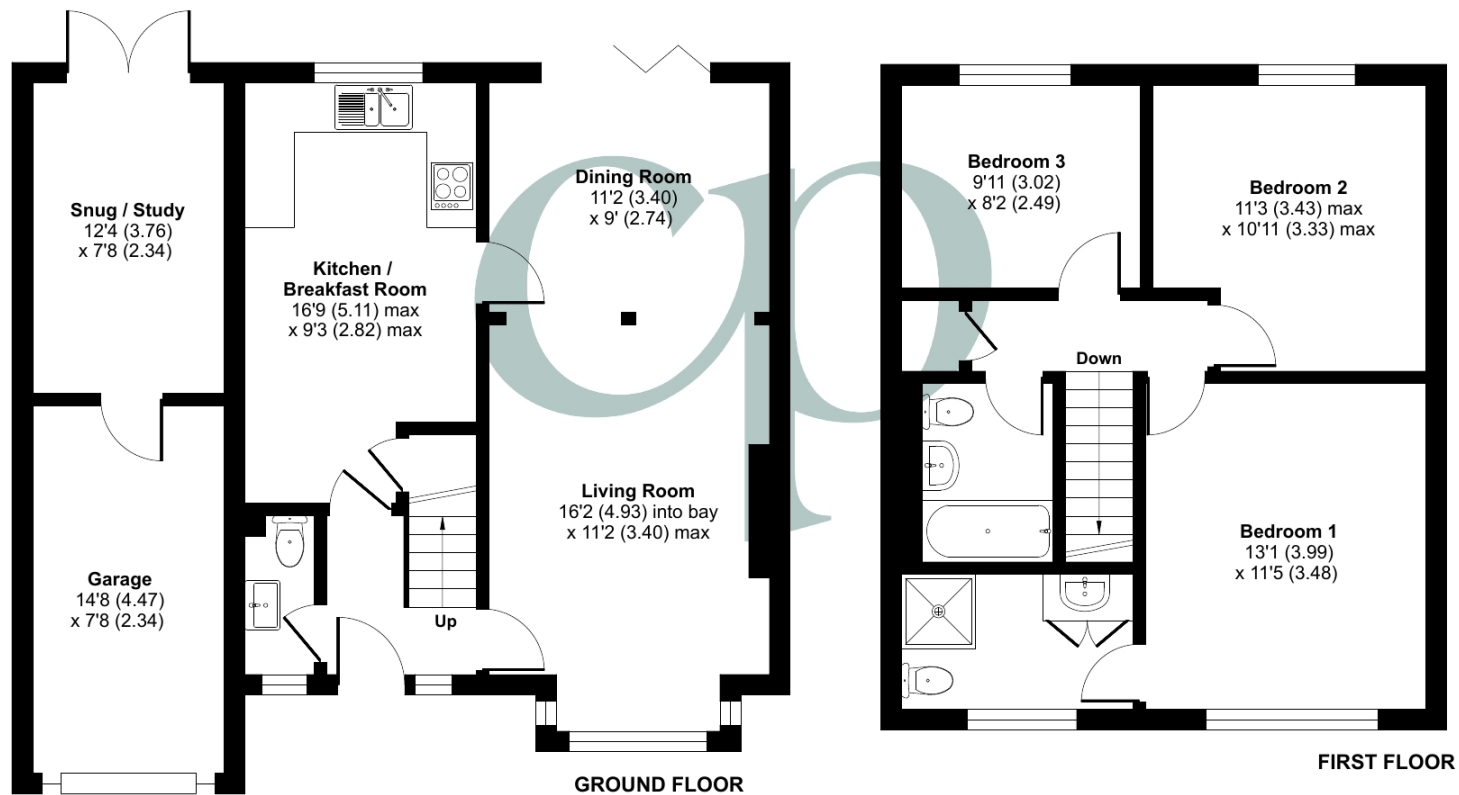


Approximate Area = 1031 sq ft / 95.7 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1243 sq ft / 115.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1196215

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 | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country properties