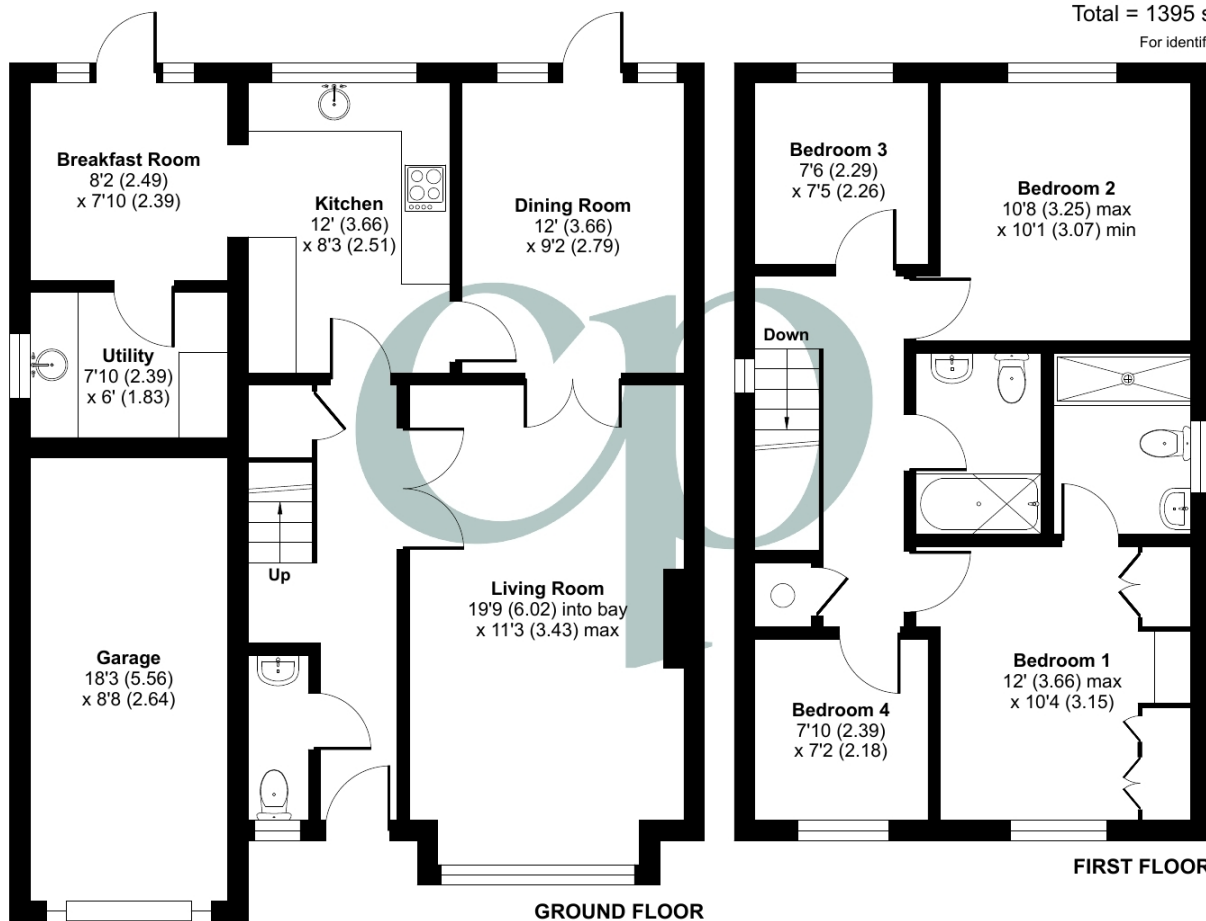




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country properties

Approximate Area = 1245 sq ft / 115.7 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1395 sq ft / 129.6 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	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Country Properties. REF: 1167749

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

Viewing by appointment only

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Make your mark on this 4 bedroom CHAIN FREE detached family home occupying a quiet cul de sac location in the popular village of Lower Stondon. The property offers well balanced living space with a private south westerly facing rear garden and is just a short drive to the bustling market town of Hitchin for rail links into the city.

- Offered with no upward chain
- Two reception rooms - living room and separate dining room
- Kitchen with separate breakfast room and useful utility room
- Main bedroom with built in wardrobes and en-suite
- Garage and driveway parking with the potential to create further parking
- Short stroll to highly regarded schooling, village amenities and countryside walks

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Amtico flooring wood effect flooring. Dado rail. Doors into cloakroom, kitchen and living room.

### Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Obscure double glazed window to front.

### Living Room

19' 9" (into bay) x 11' 3" (max) (6.02m x 3.43m max) Multi pane double glazed window to front. Feature fireplace. Radiator. Double doors opening into the dining room.

### Dining Room

12' 0" x 9' 2" (3.66m x 2.79m) Double glazed door to rear garden with double glazed windows to both sides. Radiator.

### Kitchen

12' 0" x 8' 3" (3.66m x 2.51m) A range of wall and base units with complementary work surfaces and tiled splashbacks. Inset one & half bowl inset sink with drainer and mixer tap over. Fitted oven and 4 burner gas hob with concealed extractor hood over. Space for dishwasher. Wood effect flooring. Radiator. Double glazed window to rear.

### Breakfast Room

8' 2" x 7' 10" (2.49m x 2.39m) Double glazed door to rear garden with double glazed windows to both sides. Radiator. Wood effect Amtico flooring. Wall paneling with dado rail.

### Utility Room

7' 10" x 6' 0" (2.39m x 1.83m) Plumbing and space for washing machine and tumble dryer.



## FIRST FLOOR

### Landing

Access to loft space. Airing cupboard housing hot water cylinder. Double glazed window to side. Doors into all bedrooms and bathroom.

### Bedroom 1

12' 0" max x 10' 4" (3.66m x 3.15m) Double glazed window to front. Built in wardrobes, drawer unit and fitted shelving. Radiator. Dado rail.

### En-Suite Shower Room

Recently re-fitted with low level wc, vanity wash hand basin and walk in double shower enclosure with rainfall shower and additional shower attachment. Part tiled walls and wood effect flooring. Heated towel rail. Obscure double glazed window to side.

### Bedroom 2

10' 8" max x 10' 1" min (3.25m max x 3.07m min) Double glazed window to rear. Radiator.

### Bedroom 3

7' 6" x 7' 5" (2.29m x 2.26m) Double glazed window to rear. Radiator.

### Bedroom 4

7' 10" x 7' 2" (2.39m x 2.18m) Double glazed window to front. Radiator.

### Family Bathroom

Three piece white suite comprising low level wc, vanity wash hand basin and panel enclosed bath with shower over and glass side screen. Large wall mounted bathroom mirror. Partially tiled walls and wood effect flooring. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### Front Garden

Laid to lawn with mature shrub borders and driveway providing parking for 2 cars. External light. Gated access to rear garden.

### Rear Garden

South easterly aspect rear garden laid mainly to lawn with paved patio and mature tree and shrub borders. Cold water tap. Gated access to the front.

### Garage

Single garage with up and over door.

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

