



# 4, Sparrow Gardens

Lower Stondon,  
Bedfordshire, SG16 6GB  
£375,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This three bedroom semi detached home is offered in superb condition throughout and boasts a master bedroom with en-suite, driveway parking for two cars and south westerly aspect landscaped rear garden.

- Open plan living/dining room with French doors opening onto the rear garden
- Stylish integrated kitchen
- Quiet cul-de-sac location in this popular village
- Short drive to the market town of Hitchin providing main line train links into London
- Still retaining NHBC guarantee

## GROUND FLOOR

### Entrance Hall

Ceramic tiled flooring. Radiator. Stairs rising to first floor accommodation. Door into:

### Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Tiled splashback and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

### Living/Dining Room

26' 10" (max) x 15' 6" (max) (8.18m x 4.72m) Double glazed French doors with sidelights opening onto the rear garden. Two radiators. Storage cupboard. Opening to:

### Kitchen

9' 3" x 8' 0" (2.82m x 2.44m) A range of base and wall mounted units with grey worksurfaces and upstands with high gloss brick effect tiled splashbacks. Inset one & half bowl sink with drainer and swan neck mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Fitted eye level electric oven. Inset 4-ring gas hob with glass splashback and stainless steel extractor hood over. Ceramic tiled flooring. Cupboard housing wall mounted gas boiler. Double glazed window to front.

## FIRST FLOOR

### Landing

Access to partially boarded loft space. Doors into all rooms.



## Bedroom 1

12' 8" (max) x 10' 4" (3.86m x 3.15m)  
Double glazed window to front. Radiator.  
Fitted double wardrobe. Door into:

## En-Suite Shower Room

Three piece suite comprising double shower cubicle, wall mounted wash hand basin and low level flush wc. Tiled splashbacks and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

## Bedroom 2

10' 5" x 8' 9" (3.17m x 2.67m) Double  
glazed window to rear. Radiator.

## Bedroom 3

10' 6" x 6' 5" (3.20m x 1.96m) Double  
glazed window to rear. Radiator.

## Bathroom

Three piece suite comprising panel enclosed bath, wall mounted wash hand basin and low level flush wc. Shaver point. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Extractor fan.

## OUTSIDE

### Front Garden

Central pathway to front door with mature shingle shrub borders to either side.  
External light.

### Rear Garden

Sunny south westerly aspect rear garden with large paved patio and covered canopy with retractable roof (available by separate negotiation). Security light. Timber shed to remain. Gated access to driveway.

### Parking

Driveway to side provides off road parking for two cars.

### AGENT NOTE

We understand there is a service charge of £200 per annum for the upkeep of the communal areas - we advise all buyers to confirm this information with their legal representative prior to exchange of contracts.

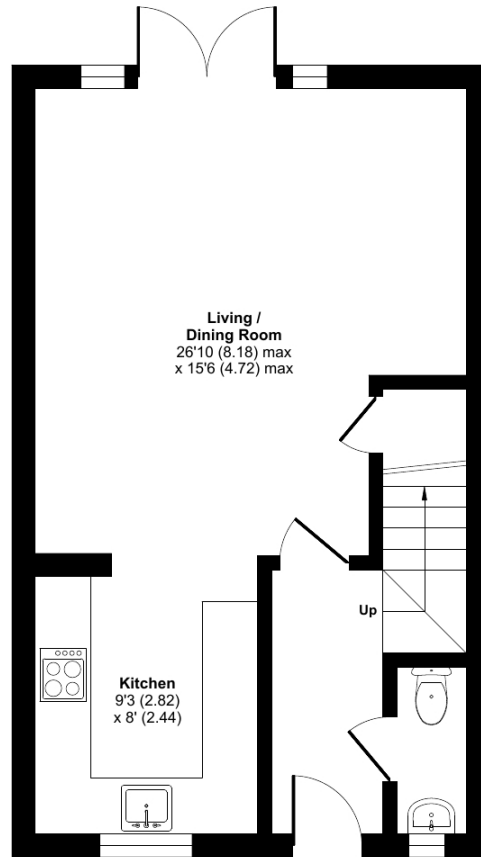
PRELIMINARY DETAILS - NOT YET  
APPROVED AND MAY BE SUBJECT TO  
CHANGES



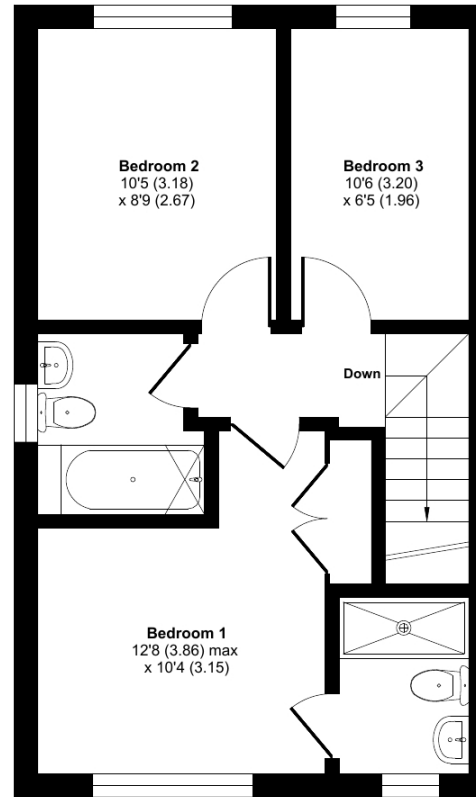


Approximate Area = 832 sq ft / 77.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		96
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 855365



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

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