



4, Sparrow Gardens

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



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

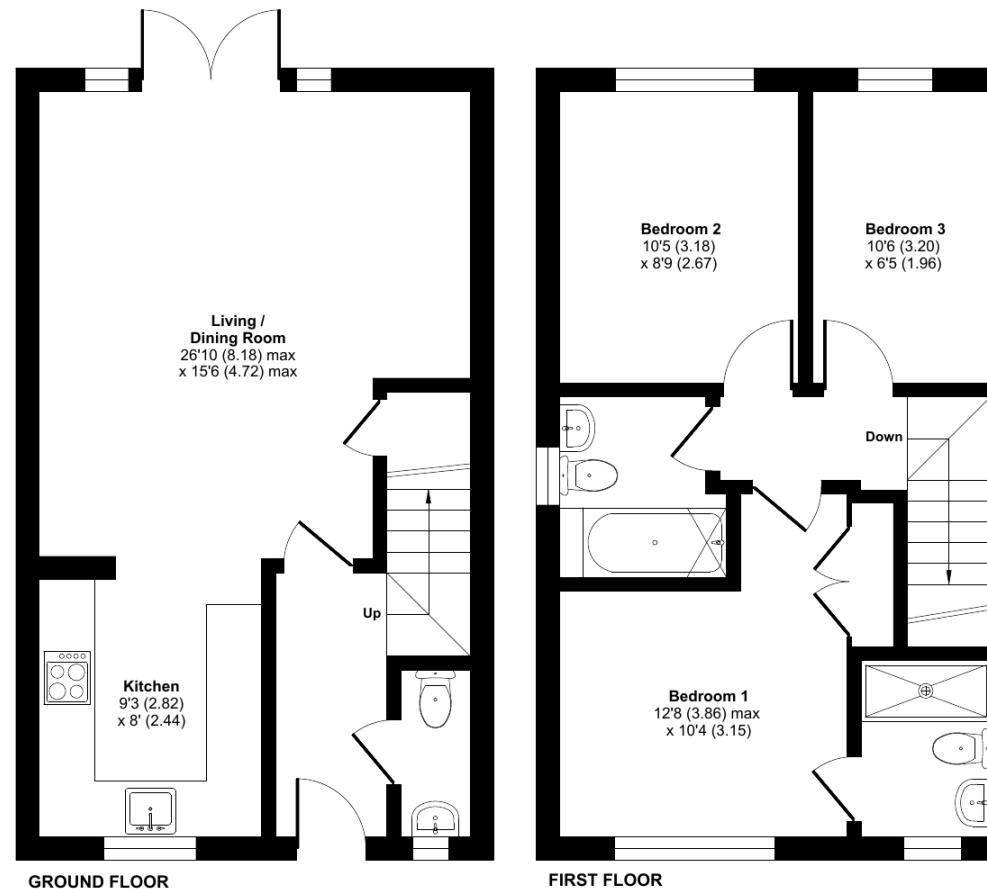
We understand there is a service charge of £200 per annum for the upkeep of the communal areas - we advise all buyers to confirm this information with their legal representative prior to exchange of contracts.

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



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2022.
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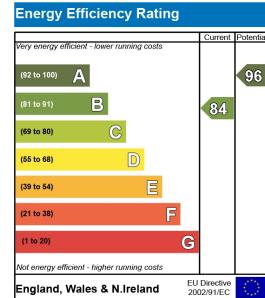
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Viewing by appointment only

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