



# 114, Station Road

Lower Stondon,  
Bedfordshire, SG16 6JH

**Offers in Excess of: £400,000**

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properties

This extended three bedroom semi detached home with a large southerly aspect rear garden is ideally located with only a short drive to the bustling market town of Hitchin with cafes, restaurants and train links into London.

- Re-fitted kitchen with peninsular island
- 16ft living room with bi-folding doors opening onto the rear garden
- Two reception rooms
- First floor shower room
- Large southerly aspect rear garden with various outbuildings
- Large frontage providing off road parking for several cars

#### Kitchen

17' 8" x 11' 1" (5.38m x 3.38m) A range of wall and base units with complementary worksurfaces over. Inset stainless steel sink with drainer. Fitted Neff eye level oven and microwave. Inset Neff induction hob with glass splashback. Space and plumbing for dishwasher. Space for fridge/freezer. Double glazed window to side. Peninsular island with breakfast bar and pan drawers under. Multi pane pocket doors opening into living room and dining room.

#### Dining Room

12' 2" x 10' 11" (3.71m x 3.33m) Double glazed walk-in bay window to front. Radiator. Feature inset fire.

#### Living Room

16' 11" x 11' 6" (5.16m x 3.51m) Dual aspect with double glazed window to rear and bi-folding doors opening onto the rear garden. Radiator.

### GROUND FLOOR

#### Entrance Hall

Stairs rising to first floor accommodation. Under stairs storage cupboard with space and plumbing for washing machine, shelving and obscure double glazed window to side. Radiator. Further storage cupboard. Obscure double glazed window to front. Door into dining room and multi pane door into kitchen.



### Covered Inner Lobby

22' 4" x 9' 11" (6.81m x 3.02m) Power/light connected. Access to the front of property. Door into workshop and double glazed patio doors opening onto the rear garden. Door to cloakroom.

### Cloakroom

Suite comprising low level wc and corner wash hand basin.

### Workshop

10' 6" x 9' 4" (3.20m x 2.84m) Power & light connected. Door to sun room.

### Sun Room

9' 4" x 9' 1" (2.84m x 2.77m) Exposed ceiling beams. Double glazed french doors opening onto the rear garden with internal blinds.

## FIRST FLOOR

### Landing

Double glazed window to side. Large storage cupboard with hanging rail. Doors into all rooms.

### Bedroom 1

11' 8" x 11' 0" (3.56m x 3.35m) Double glazed window to rear. Radiator. Built-in wardrobes. Access to fully boarded loft space with ladder, light and power point.

### Bedroom 2

11' 1" x 9' 2" (3.38m x 2.79m) Double glazed walk-in bay window to front. Radiator. Built-in wardrobe.

### Bedroom 3

7' 9" x 5' 0" (2.36m x 1.52m) Double glazed window to rear. Radiator.

### Shower Room

Suite comprising double shower cubicle, low level wc and vanity wash hand basin. Heated towel rail. Fully tiled walls. Extractor fan. Storage cupboard housing wall mounted gas combination boiler. Obscure double glazed window to front.

## OUTSIDE

### Front Garden

Large shingled driveway providing off road parking for several cars. Well stocked flower/shrub borders, enclosed in brick wall.

### Rear Garden

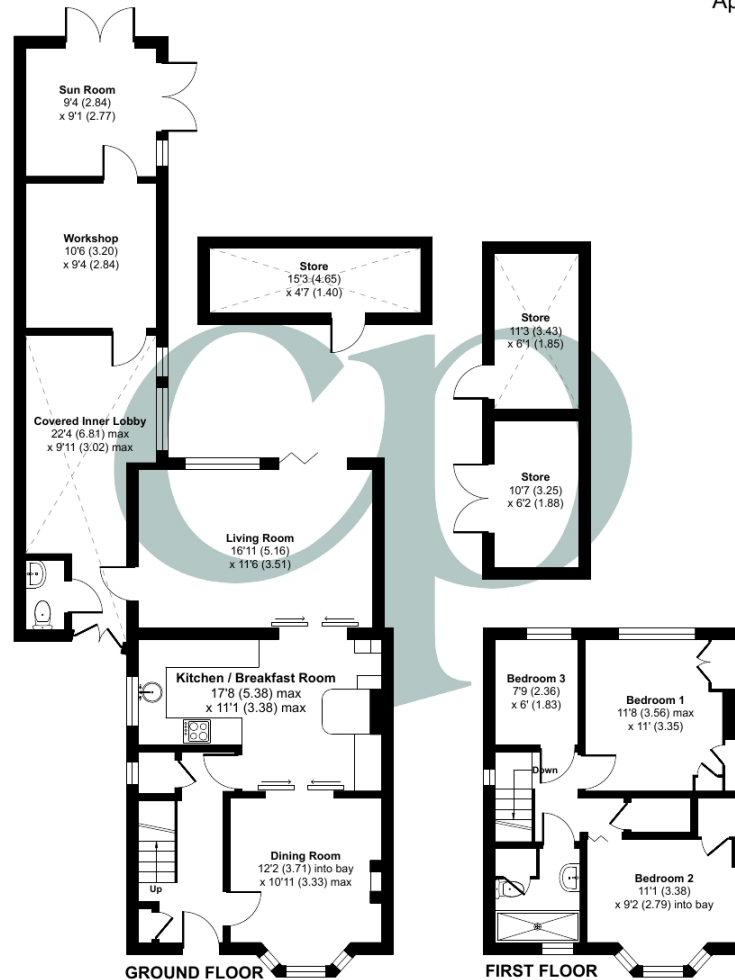
Laid mainly to lawn with raised decked patio and a variety of well stocked flower/shrub borders. Hornbeam tree. Cold water tap. Power points. Brick outbuilding with rainwater storage system. Covered storage area. Further brick built storage.

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



Approximate Area = 1392 sq ft / 129.3 sq m  
 Outbuildings = 208 sq ft / 19.3 sq m  
 Total = 1600 sq ft / 148.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1109546

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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

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