



High Street, Henlow, Bedfordshire. SG16 6AA





## 2 Bedroom Bungalow

### Guide Price £385,000 Freehold

Looking for something unique? Then this beautifully presented stable block/barn conversion located in the popular village of Henlow is one to look at.

The spacious accommodation is set out over one floor and comprises a welcoming entrance hall, 20ft living room with part vaulted ceiling and French doors opening out to the rear garden, refitted kitchen, refitted four piece bathroom suite and two double bedrooms. Externally is an established and well maintained rear garden, garage with electric up and over door and a driveway. A fantastic property that is ideal for the first time buyer or downsizer alike.

- Stylish barn conversion
- Two generous bedrooms
- Living room with vaulted ceiling
- Refitted kitchen
- Refitted bathroom
- Garage and parking
- Mature rear garden
- Gas central heating
- Double glazing
- EPC rating D. Council tax band C



## **Ground Floor:**

### **Front Door:**

uPVC front door.

### **Entrance Hall:**

A good sized and welcoming entrance hall. Two radiators. Loft access. Inset ceiling lights. Ceramic tiled flooring.

### **Living Room:**

Abt. 20' 1" x 14' 2" max (6.12m x 4.32m max) A large living room with part vaulted ceiling and feature beams. Feature fireplace. Twin aspect double glazed Georgian style windows to front. Double glazed French doors to rear garden. Television point. Three radiators. Wood effect flooring.

### **Kitchen:**

Abt. 9' 11" x 7' 9" (3.02m x 2.36m) A refitted kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built-in electric oven, hob and extractor hood. Integrated fridge/freezer. Cupboard housing gas boiler. Double glazed Georgian style door and window to rear garden. Radiator. Inset ceiling lights. Ceramic tiled flooring.

## **Bedroom One:**

Abt. 12' 8" x 9' 1" (3.86m x 2.77m) Double glazed Georgian style window to rear. Radiator. Coving to ceiling. Carpet as fitted.

## **Bedroom Two:**

Abt. 16' 10" x 10' 11" narrowing to 7'11" (5.13m x 3.33m narrowing to 2.41m) A large dual aspect bedroom with Georgian style double glazed windows to front and rear. Radiator. Coving to ceiling. Carpet as fitted.

## **Bathroom:**

A refitted four piece bathroom suite comprising panelled bath with mixer tap, shower cubicle with shower, pedestal wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Double glazed Georgian style window to rear. Inset ceiling lights. Ceramic tiled flooring.

## **Outside:**

### **Rear Garden:**

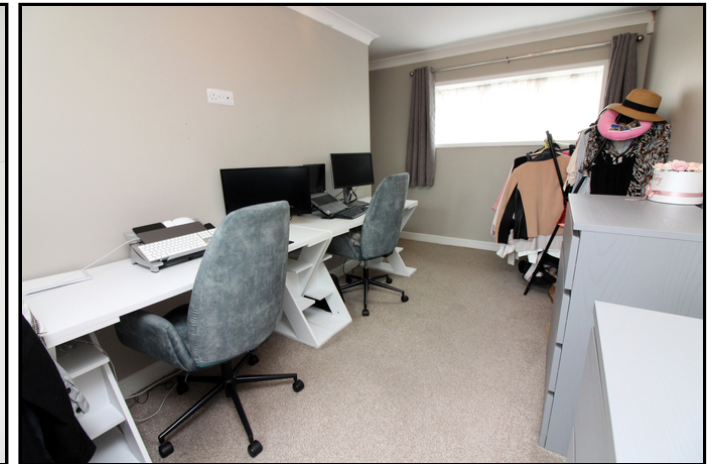
A mature rear garden with a paved patio area that leads to an established lawn. A variety of plants, shrubs and trees borders. Gates access to rear. Brick built BBQ. Outside light. Outside tap.

**Garage:**

A single brick built garage located at the base of the garden. Electric up and over door. Pitched roof, power and light. Personal door leading to the rear garden. There is a driveway in front of the garage for one car.

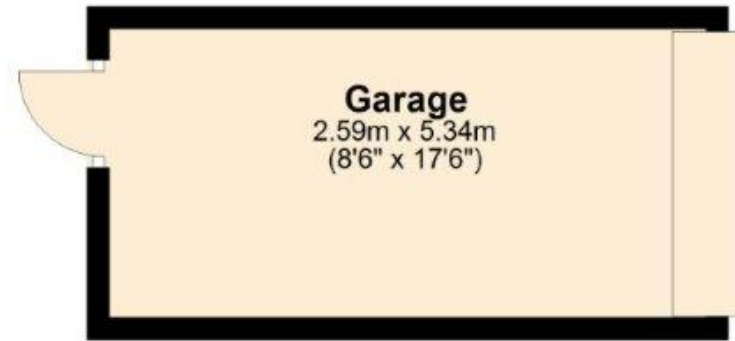
**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

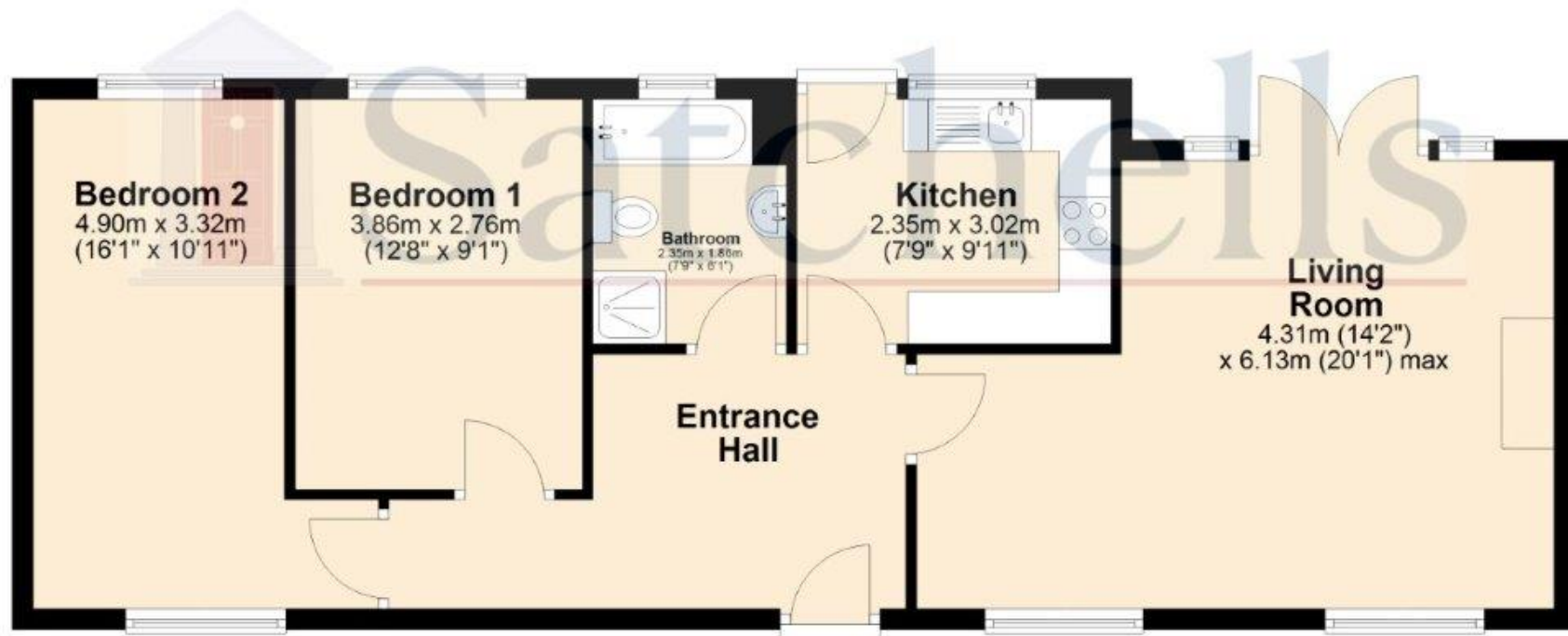




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.