



Orchard Way, Lower Stondon, Henlow, Bedfordshire. SG16 6NA





4 Bedroom Detached House

Guide Price £535,000 Freehold

Offered in immaculate condition throughout, this detached property offers fantastic family/entertaining space both inside and out.

The spacious accommodation comprises entrance hall, cloakroom, a large living room, fitted kitchen/dining room and home office/playroom to the ground floor. Upstairs are four good sized bedrooms, the principal with en-suite, and a family bathroom with 'jacuzzi' spa bath. Externally, the rear garden is a delight and ideal for those that like to entertain or just relax with a glass of wine on a summers evening. With a paved patio area, artificial lawn, garden 'Cabana' and Summerhouse (both with power) all topped off with a mature palm tree you really will get that holiday feel all year round! This property also boasts off road parking for several vehicles along with a detached garage and really must be viewed.

- Superb detached family home
- Stunning rear garden
- Detached garage
- Driveway parking for three cars
- Four bedrooms
- En-suite to principal bedroom
- Home office/playroom
- Spacious living room
- Fitted kitchen/dining room
- EPC rating C. Council tax band E

Ground Floor

Front Door:

Composite front door with double glazed flank window.

Entrance Hall:

Stairs to first floor. Radiator. Coved ceiling. Laminate flooring.

Cloakroom:

A white suite comprising wash hand basin and low level wc. Half tiled walls. Heated towel rail. Double glazed window to front. Tiled flooring.

Home Office/Play Room:

Abt. 16' 10" x 7' 6" (5.13m x 2.29m) Double glazed window to front. Radiator. Storage cupboard. Coved ceiling. Carpet as fitted.

Living Room:

Abt. 15' 9" x 12' 10" (4.80m x 3.91m) A good size living room with double glazed bow bay window to rear. Contemporary column radiator. Television point. Wall lights. Carpet as fitted.

Kitchen/Dining Room:

Abt. 24' 5" x 8' 6" (7.44m x 2.59m) A well appointed kitchen/dining room comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob with extractor hood over. Built in eye level double electric oven. Integrated microwave and dishwasher. Plumbing for automatic washing machine. Space and plumbing for an American style fridge/freezer. Tiled splashback area. Double glazed window to front. Double glazed French doors leading to the rear garden. Contemporary vertical radiator. Inset ceiling lights. Amtico flooring.

First Floor

Landing:

Double glazed window to side. Access to a boarded loft space via a retractable ladder. Radiator. Airing cupboard. Carpet as fitted.

Bedroom One:

Abt. 13' 2" x 10' 3" (4.01m x 3.12m) Double glazed window to rear. Radiator. Coved ceiling. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled shower cubicle with shower, wash hand basin and low level wc with concealed cistern. Shaver point. Heated towel rail. Fully tiled walls. Double glazed window to side. Inset ceiling lights. Tiled flooring.

Bedroom Two:

Abt. 11' 4" x 10' 3" (3.45m x 3.12m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 2" x 8' 1" (2.79m x 2.46m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 9' 1" x 7' 10" (2.77m x 2.39m) Double glazed window to front. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising a 'P' shaped jacuzzi spa bath with mixer tap, shower over and glass screen, vanity unit with inset wash hand basin and low level wc with concealed cistern. Shaver point. Heated towel rail. Fully tiled walls. Double glazed window to front. Inset ceiling lights. Tiled flooring.

Outside
Front Garden:

A double width block paved driveway provides off road parking for two cars. Decorative stone. Retaining hedge.

Rear Garden:

A stunning low maintenance rear garden with a paved patio area leading to an artificial lawn. The timber built 'Garden Carvana' with decked flooring is a great covered entertainment area and has power and a television point. Summerhouse with power. Gated side and rear access. External electric points.

Garage:

Abt. 17' 1" x 9' 9" (5.21m x 2.97m) A detached brick built garage located to the rear with pitched roof, loft storage, power and light. Personal door to rear garden. Fitted units . There is a block paved driveway in front for additional parking.

Additional Information:

Location and Amenities:

Conveniently located just 3 miles from Ickleford and only minutes' walk from Henlow Camp, this property is close to local amenities, including shops, public houses, and primary schools. The nearby market town of Hitchin, just 4 miles away, offers a wider range of shopping, dining, and recreational facilities, as well as three secondary schools rated Good or Outstanding. Hitchin's mainline station provides fast train services to London and Cambridge, while nearby Lower Standon offers additional local shopping options, pubs, and a golf club. The rural landscape surrounding the property also offers extensive opportunities for beautiful country walking.

Agents Note:

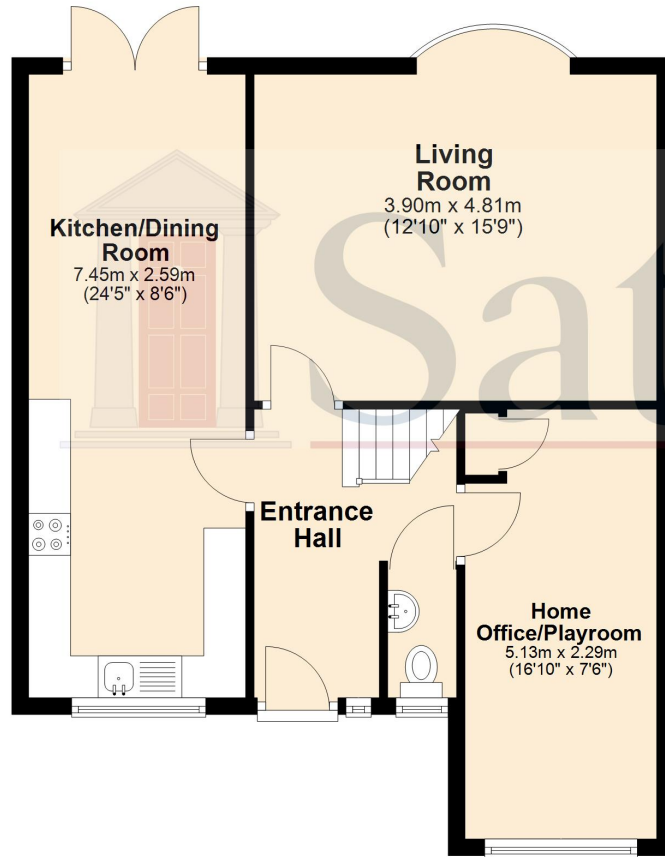
Draft particulars yet to be approved by the vendor and may be subject to change.



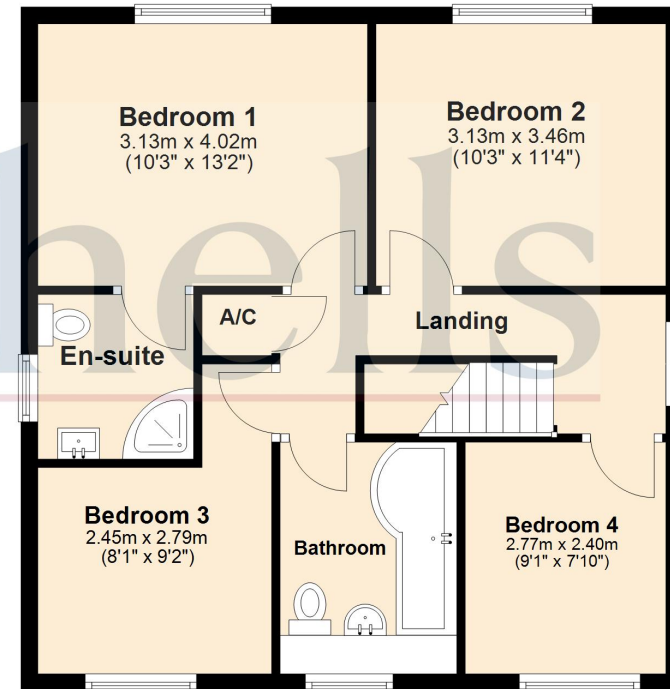


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Ground Floor



First Floor



For illustration 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.