



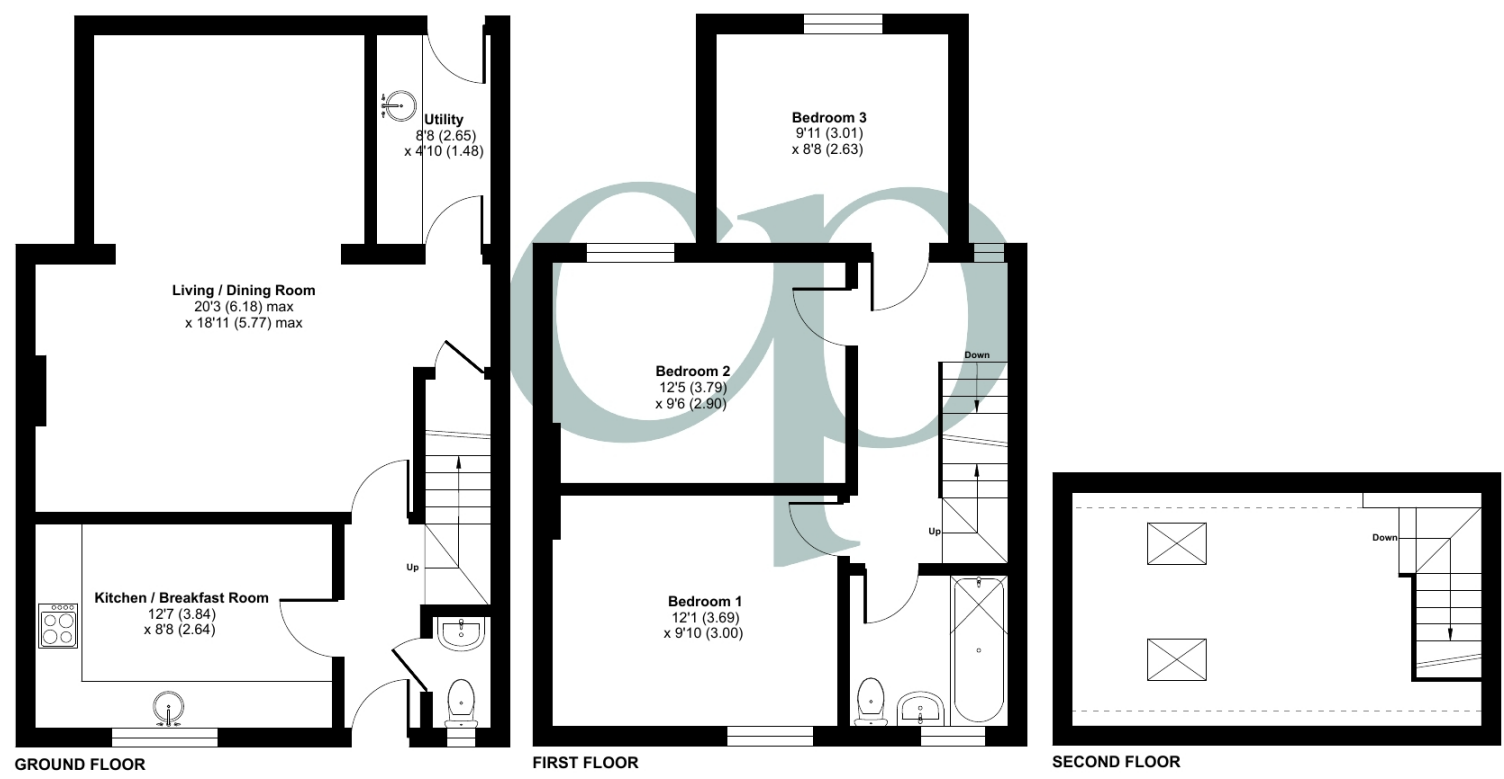
country  
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7, Derwent Road  
Henlow,  
Bedfordshire, SG16 6HE  
O.I.E.O £365,000



Approximate Area = 1171 sq ft / 108.7 sq m  
Limited Use Area(s) = 22 sq ft / 2 sq m  
Total = 1193 sq ft / 110.7 sq m  
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+)	A	
(81-91)	B	
(69-80)	C	
(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 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1355321

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

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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This extended and beautifully presented three-bedroom CHAIN FREE home offers versatile living accommodation and off-road parking for two vehicles. Situated in the popular village of Lower Stondon, with countryside walks on your doorstep yet the vibrant market town of Hitchin is just a short drive, with its excellent rail links to London and Cambridge

- NO UPWARD CHAIN !
- Modern living/dining room with bi-folding doors opening onto the rear garden
- Useful ground floor cloakroom & separate utility room
- Block paved driveway providing off road parking for 2 cars
- Rental value approx £1,650 pcm
- A short stroll to Merry Poppetts Nursey
- Countryside walks on your doorstep - ideal for walking the dog!

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Radiator. Doors into cloakroom and living/dining/family room.

Cloakroom

Suite comprising low level flush wc and pedestal wash hand basin with tiled splashback. Obscure double glazed window to front.

Kitchen

8' 8" x 12' 7" (2.64m x 3.84m) A range of wall and base units with complementary worksurfaces and upstands with tiled splashbacks. Inset stainless steel sink with mixer tap . Space for fridge freezer. Inset electric oven and 4 ring gas hob with concealed extractor over. Integrated dishwasher. Space for washing machine. Radiator. Double glazed window to front.

Living/Dining/Family Room

18' 11" x 20' 3" (5.77m x 6.17m) Wood effect flooring. Radiator. Understairs storage cupboard. Door into utility room. Ladder. Aluminium bi-folding doors with internal blinds, opening onto rear garden. Doors onto storage cupboard.

First Floor

Landing

Double glazed window to rear. Staircase providing access to the loft space. Doors into all rooms.



Bedroom 1

9' 10" x 12' 1" (3.00m x 3.68m) Fitted wardrobes. Radiator. Double glazed window to front.

Bedroom 2

Double glazed window to rear. Rear. Velux window to rear.

Bedroom 3

8' 8" x 9' 11" (2.64m x 3.02m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising 'P' shaped panel enclosed bath with shower over and curved glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Under floor heating. Chrome heated towel rail. Obscure double glazed window.

Loft Space

Providing storage with 2 velux windows.

Outside

Front Garden

Block paved driveway providing off road parking for two cars. External light.

Rear Garden

Laid to artificial lawn with paved patio area. Timer shed (to remain). Raised decking area. Enclosed with timber fencing with gated access to the rear.

Agents Note

The owner informs us there is a service charge of approx. £90 per month to cover water and sewage charges and the upkeep of communal areas and the private road.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

