



12, Almond Meadow

Lower Stondon, Henlow,
Bedfordshire, SG16 6GL

O.I.E.O £585,000

country
properties

'The 'Humberstone' is a beautifully presented four bedroom detached home on the popular Brunswick Gate development built by Mulberry Homes. Located in a quiet cul de sac the property offers off road parking x 4 cars and a double garage. Located just a short drive from the quintessential market town of Hitchin with so much to offer and fast rail links into London in under 25 minutes

- Immaculately presented - Just move in!
- Separate utility room and downstairs cloakroom
- Main bedroom with en-suite shower room
- Double garage and off road parking x 4 cars
- 10 Year NHBC Builders guarantee from 2020
- Stylish & contemporary triple aspect 30ft kitchen/diner
- Landscaped & enclosed southerly facing rear garden
- Short commute to Hitchin with a variety of shops and restaurants and mainline station providing direct link into London



Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Amtico wood effect flooring. Doors into cloakroom, living room and kitchen/dining/family room.

Cloakroom

Suite comprising low level wc and wall hung wash hand basin. Extractor fan. Radiator. Amtico wood effect flooring.

Living Room

18' 10" x 10' 4" (5.74m x 3.15m) Dual aspect with double glazed window to front and french doors opening onto the rear garden. Two radiators.

Kitchen/Dining Room

30' 0" x 12' 0" (9.14m x 3.66m) A range of wall and base units with complimentary worksurfaces and upstands and tiled splashbacks. Breakfast bar. Inset one and a half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven and grill with 5 ring gas hob with glass splashback and stainless steel extractor hood over. Integrated dishwasher and fridge freezer. Cupboard housing wall mounted gas boiler. Breakfast bar. Two radiators. Amtico wood effect flooring. Storage cupboard. Triple aspect with double glazed windows to front and rear plus further walk in bay window to side. French doors opening onto rear garden. Door into:

Utility Room

6' 7" x 5' 4" (2.01m x 1.63m) Range of eye and base units with complimentary worksurfaces over. Inset sink and drainer unit. Integrated washer/dryer. Amtico wood effect flooring. Part glazed double glazed door to rear garden.

First Floor

Landing

Access to loft space. Airing cupboard. Double glazed window to rear. Doors into all bedrooms and family bathroom.



Bedroom 1

14' 8" x 10' 6" (4.47m x 3.20m) Double glazed window to rear. Radiator. Door into:

En-suite Shower Room

Three piece suite comprising double shower enclosure, wash hand basin and low level wc. Extractor fan. Partially tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to front.

Bedroom 2

11' 5" x 10' 8" (3.48m x 3.25m) Dual aspect double glazed windows to rear. Radiator.

Bedroom 3

11' 1" x 9' 8" (3.38m x 2.95m) Double glazed window to side. Radiator.

Bedroom 4

9' 8" x 8' 2" (2.95m x 2.49m) Double glazed window to front. Radiator.

Family Bathroom

3 piece suite comprising panel enclosed bath with shower attachment over, low level wc and hand wash basin. Extractor fan. Heated towel rail. Partially tiled walls and tiled flooring. Obscure double glazed window to front.



Outside

Front Garden

Laid to lawn with hedge surround and central footpath to front door. External light. Private driveway to side providing off road parking for 4 cars leading to double garage. Gated access to rear garden.

Rear Garden

Laid to lawn with paved patio area. External light. Cold water tap. Gated access to further paved patio area. Driveway with personal door to garage.

Double Garage

20' 6" x 20' 4" (6.25m x 6.20m) Up and over door with power/light connected. Personal door leading to garden.

Agents Note

Residents only Electric Car Charging Points on Development.

Residents only Automated Smart Parcel Delivery Boxes both located on the entrance to the estate. As short stroll to nearby nature reserve providing countryside walks – perfect for walking the dog.

We understand there is a service charge associated with this property payable to 'Lower Stondon Residents Management Company Ltd' of approximately £150 per annum.

We advise any buyer to confirm the above 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

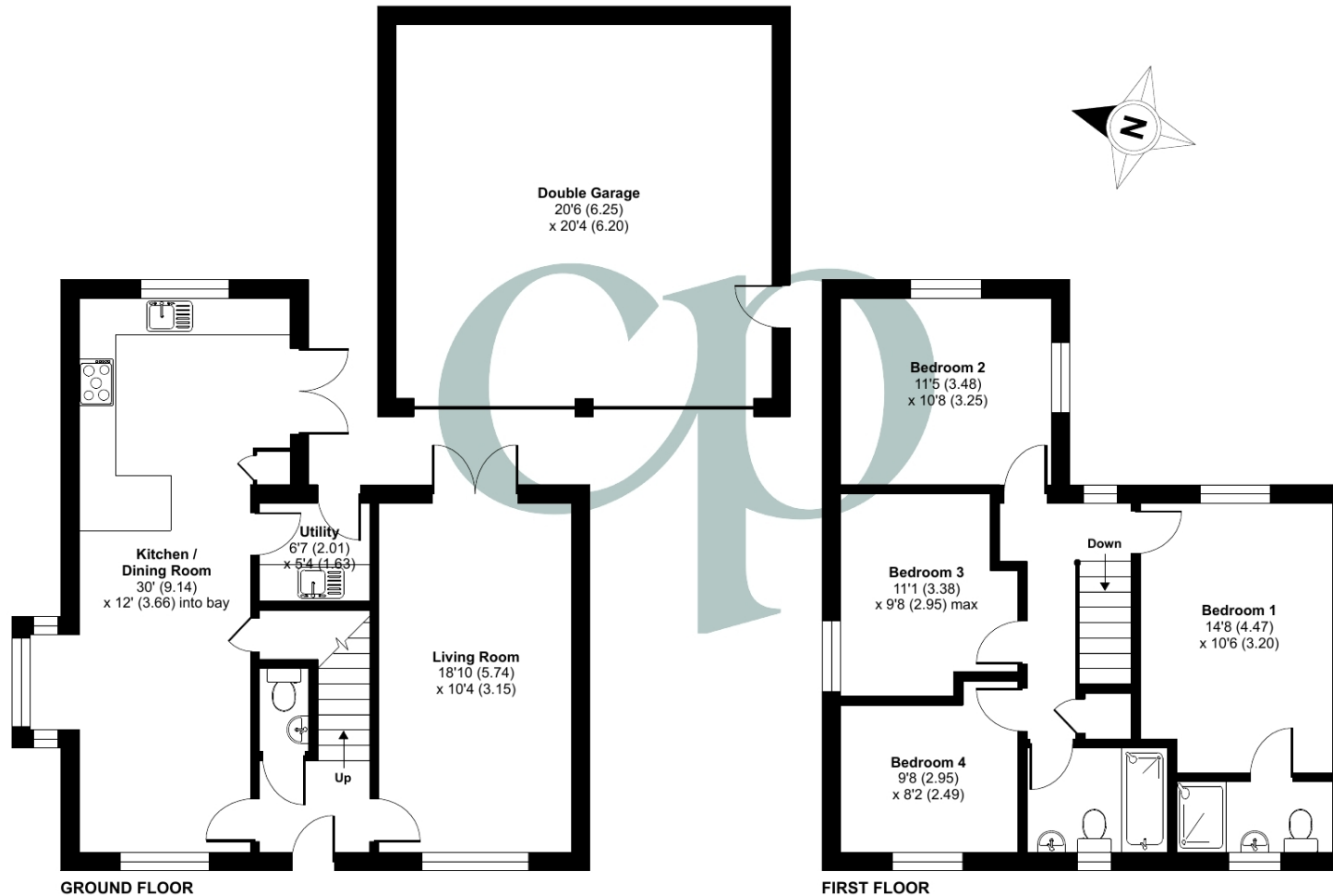
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1709 sq ft / 158.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1254365

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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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