



45, Tedder Avenue

Henlow,  
Bedfordshire, SG16 6HW  
O.I.E.O £300,000

country  
properties

This three bedroom mid terrace home offers 3 good sized bedrooms and 1 allocated parking space. It is located within a popular family friendly location with many open green spaces, yet only a short drive to the historic market town of Hitchin with a variety of shops, cafes, pubs and restaurants and rail links into the city.

- Three good sized bedrooms
- Dual Aspect 'L' shaped Living/Dining Room
- First floor bathroom with separate wc
- Well regarded local schooling and lovely countryside walks
- Short drive to Arlesey station for rail links into London and Gatwick airport
- Potential to create a separate utility room subject to the necessary consent
- Allocated parking for 1 car and visitor spaces

## Ground Floor

### Entrance Hall

Door leading into entrance hallway. Stairs rising to first floor with doors leading to Living room and kitchen.

### Kitchen

13' 1" x 7' 5" (3.99m x 2.26m) Double glazed window to rear. A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine and dishwasher. Space for electric cooker with extractor hood over. Radiator. Part glazed door leading to rear garden. Door leading to Utility room.

### Utility Room

7' 7" x 6' 3" (2.31m x 1.91m) Space for fridge freezer. Wall mounted gas boiler. Door leading to front.

### Living/Dining Room

18' 9" x 16' 3" (5.71m x 4.95m) L Shaped room with dual aspect double glazed windows to front and rear. Radiator. Feature fireplace fitted with electric fire.



## First Floor

### Landing

Access to loft space. Airing cupboard with shelving. Doors to all rooms.

### Bedroom 1

12' 6" x 10' 11" (3.81m x 3.33m) Double glazed window to front. Radiator.

### Bedroom 2

11' 9" x 9' 11" (3.58m x 3.02m). Double glazed window to front. Radiator.

### Bedroom 3

10' 10" x 7' 10" (3.30m x 2.39m) Double glazed window to rear. Radiator. Built-in wardrobe.

### WC

Obscure double glazed window to rear. Low level wc.

### Bathroom

Obscure double glazed window to rear. Suite comprising panel enclosed bath with electric shower over. Pedestal wash hand basin. Radiator.

## Outside

### Rear Garden

Laid mainly to lawn with patio seating area. Wooden shed.

### Front Garden

Communal green area with pathway to front door.

### Parking

Allocated parking for 1 car.

### Agents Note

We understand there is a service charge associated with this property of £588 per annum (can be paid monthly if required).

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

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

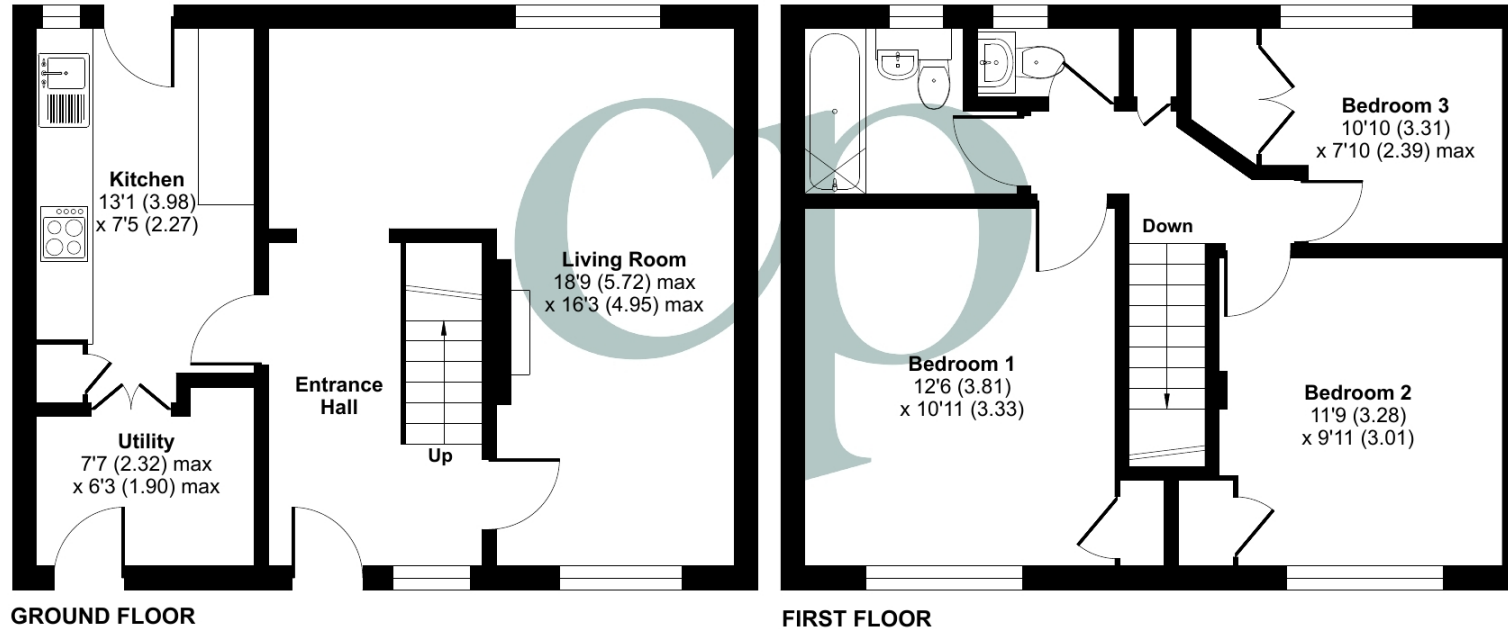




Approximate Area = 914 sq ft / 84.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	70	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	70	84
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Viewing by appointment only

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