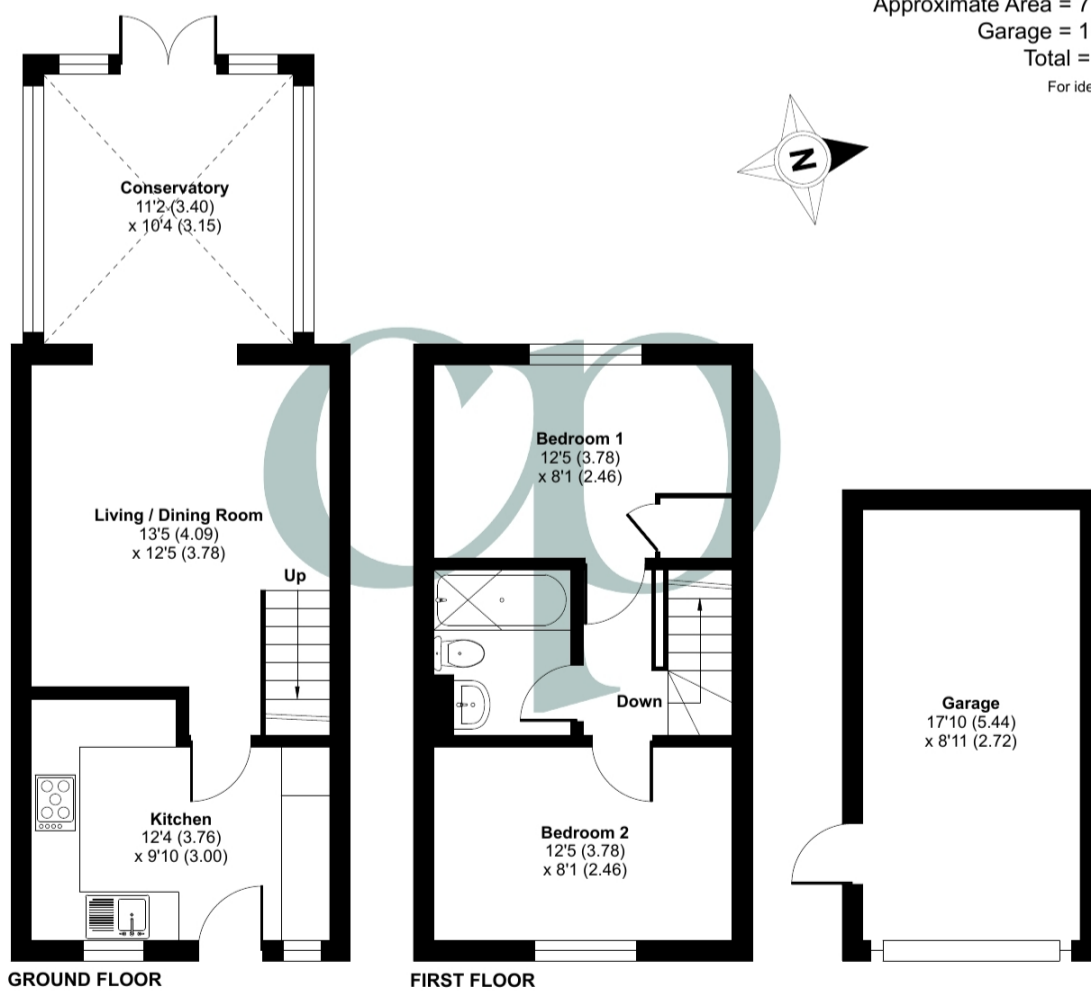




Approximate Area = 712 sq ft / 66.1 sq m  
Garage = 161 sq ft / 14.9 sq m  
Total = 873 sq ft / 81 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2024. Produced for Country Properties. REF: 1122972

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

This 2 bedroom home is offered in excellent condition throughout and boasts 2 double bedrooms, garage and parking to rear and is set in the sought after village of Henlow with excellent commuter links.

- Excellent commute into London (St Pancras) via Arlesey station (approx. 39 min)
- 11ft Conservatory with glass roof
- Re-fitted stylish bathroom
- Single garage with power and light and boarded loft storage
- Countryside walks close by – Ideal for walking the dog!!
- 20 minute (approx) walk to Arlesey mainline station

#### GROUND FLOOR

##### Kitchen

12' 4" x 9' 10" (3.76m x 3.00m) A range of wall and base units with roll edge worksurfaces over with tiles splash-backs. Inset stainless steel sink and drainer unit with mixer taps over. Space and plumbing for washing machine. Space for fridge/freezer. Obscure double glazed window to front. Range cooker with stainless steel splash-back and extractor hood over. Wall mounted gas boiler (approx. 2x years old) enclosed in cupboard. Space and plumbing for dishwasher. Ceramic tiled flooring. Radiator.

##### Living/Dining Room

13' 5" x 12' 5" (4.09m x 3.78m) Stairs raising to first floor. Radiator. Wood effect flooring. Open plan to conservatory.



##### Conservatory

11' 2" x 10' 4" (3.40m x 3.15m) Upvc conservatory on high brick base with glass roof. Feature full height window to gable end. Double doors onto rear garden. Wood effect flooring.

#### FIRST FLOOR

##### Landing

Loft access to half boarded loft space. Doors into all rooms.

##### Bedroom 1

Double glazed window to rear with fitted shutters. Radiator. Built in wardrobe.

##### Bedroom 2

Double glazed window to front with fitted shutter. Built in wardrobe with sliding doors. Radiator.

##### Bathroom

Fitted suite comprising panel enclosed bath with mains shower over and glass side screen. LLWC. Vanity wash hand basin with tiled splash-back. Heated towel rail. Extractor fan.

#### OUTSIDE

##### Front Garden

Paved pathway to front door with well stocked flower and shrub borders.

##### Rear Garden

West facing garden with raised decked patio area with steps down to paved patio area. Gated access to side to parking in front of garage. Service door into garage.

##### Garage

Up and over door. Power and light. Boarded loft space.

##### Parking

Paved parking for 1 car in front of garage and access from Chestnut Farm, Henlow.

