



Pear Tree Close, Lower Stondon, Henlow, Bedfordshire. SG16 6ND





4 Bedroom Detached House

Guide Price £525,000 Freehold

Located within a small cul-de-sac is this beautifully presented detached family home that has been upgraded over recent years by the current owners.

Internally the spacious accommodation comprises entrance hall, cloakroom, home office, a light and airy living room, refitted kitchen/dining room with integrated appliances and conservatory to the ground floor. To the first floor are four bedrooms, the principal with en-suite shower room, and a family bathroom suite. Externally is a private and mature rear garden, front garden, driveway parking for two cars and a short garage ideal for storage.

- Detached family home
- Refitted kitchen/dining room
- Good size living room
- Conservatory
- Four bedrooms
- En-suite to principal bedroom
- Home office
- Front and rear gardens
- Driveway parking
- EPC rating C. Council tax band E



Ground Floor**Front Door:**

Double glazed front door with double glazed leaded light flank window.

Entrance Hall:

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

Cloakroom:

A white suite comprising low level wc and wash hand basin. Tiled splashback area. Radiator. Double glazed leaded light window to front. Tiled flooring.

Home Office:

Abt. 9' 8" x 7' 0" (2.95m x 2.13m) Double glazed window to side. Laminate flooring.

Living Room:

Abt. 15' 6" x 12' 10" (4.72m x 3.91m) A good sized living room with double glazed window to rear. Feature fireplace with inset coal effect living flame gas fire. Television point. Radiator. Coved ceiling. Carpet as fitted.

Kitchen/Dining Room:

Abt. 24' 7" x 8' 5" (7.49m x 2.57m) A superb refitted kitchen comprising a comprehensive range of eye and base level soft close units and drawers with ample quartz worktops and under cupboard lighting. Inset composite one and a half bowl sink unit. Built in induction hob with extractor hood over. Built in eye level double electric oven. Integrated washing machine, tumble dryer and dishwasher. Integrated wine cooler. Double glazed leaded light window to front. Double glazed sliding patio doors leading to the conservatory. Radiator. Coved ceiling. Tiled flooring.

Conservatory:

Abt. 11' 5" x 9' 0" (3.48m x 2.74m) Of brick and uPVC double glazed construction. Double glazed French doors leading to the rear garden. Power points. Tiled flooring.

First Floor**Landing:**

Double glazed window to side. Access to a part boarded loft space, housing the gas boiler, via a retractable ladder. Airing cupboard. Radiator. Carpet as fitted.

Bedroom One:

Abt. 12' 11" x 10' 3" (3.94m x 3.12m) Double glazed window to rear. Fitted wardrobe with sliding doors. Radiator. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled shower cubicle with shower, wash hand basin and low level wc. Tiled splashback area. Heated towel rail. Double glazed window to side. Vinyl flooring.

Bedroom Two:

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

Bedroom Three:

Abt. 10' 5" max x 9' 0" (3.17m x 2.74m) Double glazed leaded light window to front. Radiator. Laminate flooring.

Bedroom Four:

Abt. 7' 10" x 7' 0" (2.39m x 2.13m) Double glazed leaded light window to front. Radiator. Laminate flooring.

Family Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Part tiled walls. Double glazed leaded light window to front. Radiator. Vinyl flooring.

Outside**Front Garden:**

A double width driveway provides off road parking for two cars. The remainder is laid to lawn with a retaining hedge.

Rear Garden:

An attractive rear garden with a gravel patio area that leads to an established lawn. Mature plant and shrub borders. Timber shed to remain. Gated side access. Outside light.

Garage/Store:

Up and over door. Power and light. Eaves storage.

Agents Note:

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

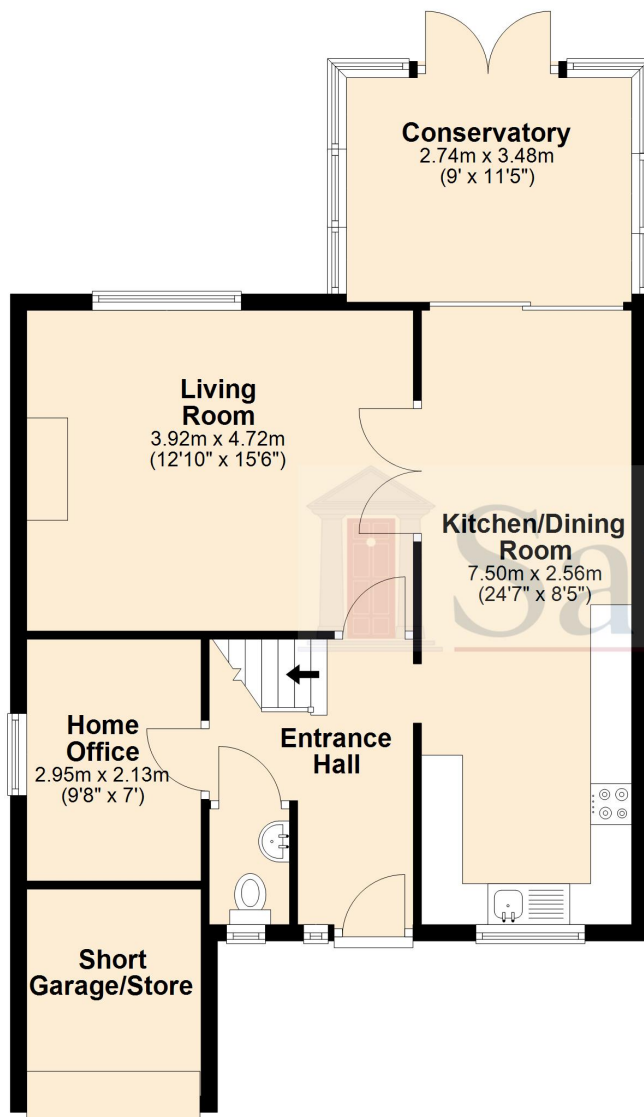




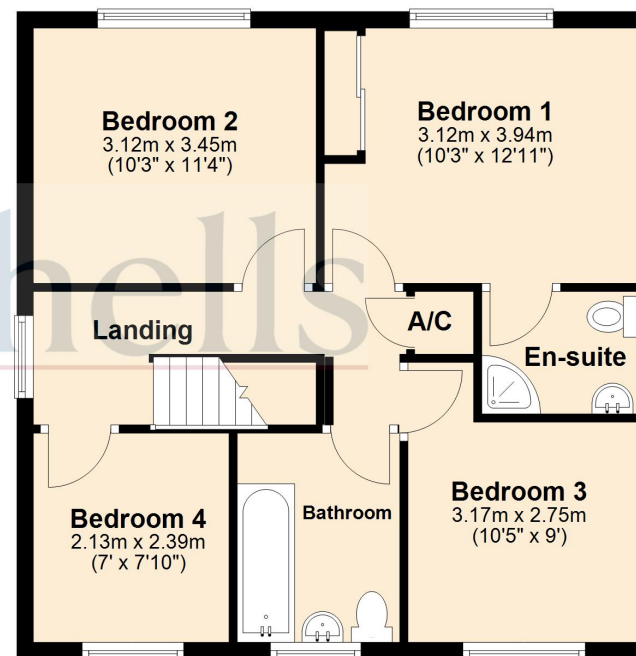
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Ground Floor



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.