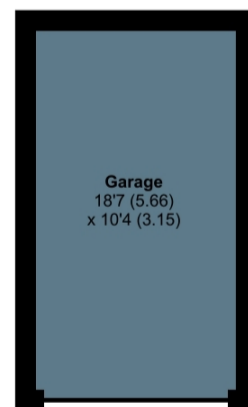
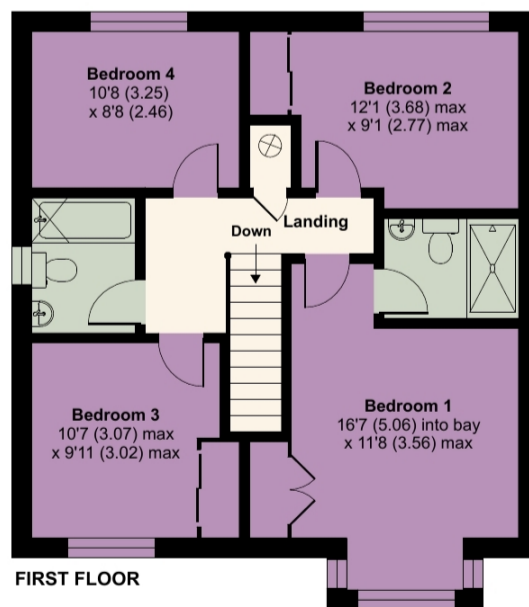
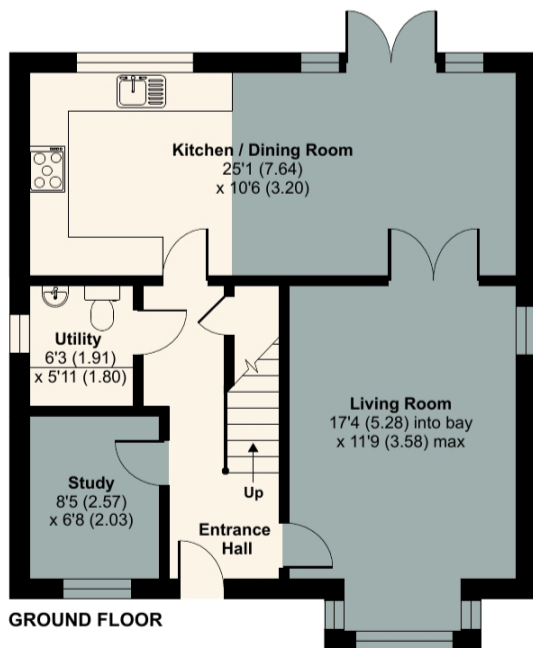




Approximate Area = 1340 sq ft / 124.4 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 1532 sq ft / 142.3 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Country Properties. REF: 1397590



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

Country Properties | 46-48, High Street | SG17 5DG
 T: 01462 811822 | E: shefford@country-properties.co.uk
 www.country-properties.co.uk

This well presented 4 bedroom 'Canterbury' style Bovis home offers a separate study and generous 25ft kitchen/dining room. The property is situated in the popular village of Lower Stondon and just a short drive from the vibrant market town of Hitchin with rail links into the city and Cambridge.

- Well presented – just move in !
- Separate study – ideal for those working from home !
- Ground floor utility/cloakroom
- 25ft stylish kitchen/dining room with French doors leading onto rear garden
- Bedroom one with built in wardrobes and en suite
- A short stroll to village amenities, local pub, bistro, Post Office, and vets
- A short drive nearby Hitchin for rail links into the city
- Access to highly regarded Schools including Hitchin Boys and Girls Schools

Ground Floor

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Tiled flooring. Radiator. Doors into study, living room, kitchen/diner and utility/cloakroom.

Study

7' 7" x 6' 7" (2.31m x 2.01m) Double glazed window to front with fitted blinds. Radiator. Wood effect flooring. Internet is fibre straight to the property.

Living Room

17' 4" x 11' 9" (5.28m x 3.58m) Double glazed bay window to front and window to side fitted with blinds. Radiator. Wood effect flooring. Multi pane double doors opening to:

Kitchen/Dining Room

25' 1" x 10' 6" (7.65m x 3.20m) A range of wall and base units with wood effect work surfaces and matching upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Integrated eye level double oven. Inset 5 ring gas hob with glass splash and stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Cupboard housing wall mounted boiler. Two radiators. Tiled flooring. Double glazed window and French doors fitted with 'Perfect' fit blinds opening onto rear garden.

Cloakroom/Utility Room

Comprising low level WC with concealed cistern and pedestal wash hand basin. A range of base cupboards with complementary work surfaces over. Integral washing machine. Radiator. Tiled flooring and partially tiled walls. Obscure double glazed window to side.



First Floor

Landing

Airing cupboard. Access to loft space. Doors to all bedrooms and bathroom

Bedroom 1

16' 7" into bay x 11' 8" (5.05m x 3.56m) Double glazed window to front with fitted blinds. Radiator. Built in wardrobe. Door to

En-suite Shower Room

Three piece suite comprising double shower cubicle, low level WC with concealed cistern and wall mounted wash hand basin. Heated towel rail. Partially tiled walls. Tiled flooring.

Bedroom 2

12' 1" x 9' 1" (3.68m x 2.77m) Double glazed window to rear with fitted blinds. Radiator. Fitted double wardrobe.

Bedroom 3

Double glazed window to front fitted with shutters. Radiator. Fitted double wardrobe.

Bedroom 4

10' 8" x 8' 8" (3.25m x 2.64m) Double glazed window to rear with fitted blinds. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen. Low level WC with concealed cistern and wash hand basin. Heated towel rail. Partially tiled walls. Tiled flooring. Obscure window to side.

Outside

Front Garden

Laid mainly to lawn with paved pathway to front door. Driveway providing off road parking for 3 cars and access to garage. External light. Gated access to rear garden.

Rear Garden

Large paved patio area. Mainly laid to lawn. Gated access to front.

Garage

18' 7" x 10' 4" (5.66m x 3.15m) Up & over door with power//light connected. Eaves storage space.

Agents Note

The owners advise there is a service charge for the property of approx £110.00 per annum payable to First Port for the upkeep of the communal/play areas.

We would advise the purchaser to check 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

