



18, Derwent Road

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

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properties

This spacious two bedroom home is offered in superb condition with off road parking for two cars to the rear and countryside walks on your doorstep.

- Excellent presentation throughout - Just move in
- Two double bedrooms
- Stylish 12ft kitchen/diner with integrated appliances
- Well regarded Derwent lower school
- Just a short commute to nearby Hitchin
- Landscaped rear garden with timber outbuilding used as a study

Ground Floor

Entrance Hall

Door into Living Room.

Living Room

15' 6" x 13' 3" (4.72m x 4.04m) Double glazed bay window to front. Radiator. Door into:

Inner Lobby

Stairs rising to first floor. Door opening onto rear garden. Sliding door to storage area with double glazed window to rear and space and vent tumble dryer. Radiator. Door into:

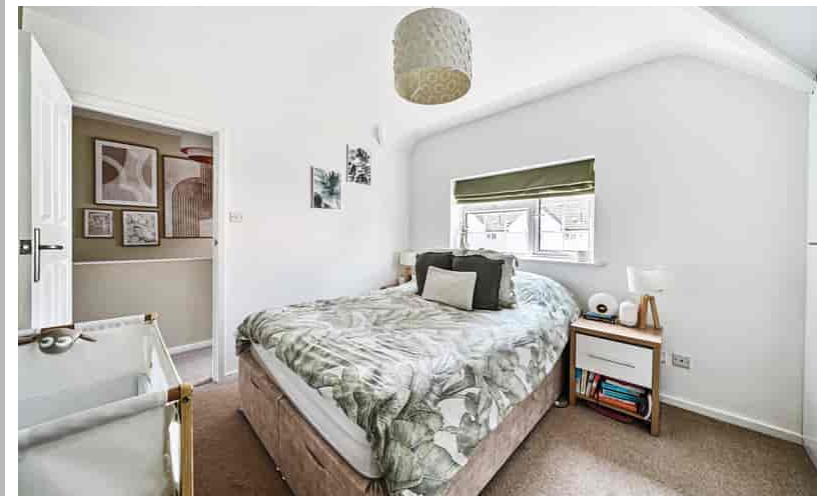
Kitchen/Diner

12' 5" x 8' 4" (3.78m x 2.54m) A range of wall and base units with worksurfaces and high gloss brick effect splash back tiling. Under unit lighting. Inset stainless steel sink with drainer and mixer tap over. Built-in electric oven and gas hob with glass splashback. Space for fridge/freezer. Integrated dishwasher and washing machine. Radiator. Wall mounted gas boiler. Double glazed window to rear.

First Floor

Landing

Access to boarded loft space with ladder and light. Double glazed window to front. Radiator. Doors into all rooms.



Bedroom 1

12' 7" x 9' 11" (3.84m x 3.02m) Double glazed window to front. Built in wardrobe. Radiator.

Bedroom 2

12' 4" x 9' 5" (3.76m x 2.87m) Double glazed window to rear. Radiator. Built in wardrobe.

Bathroom

White suite comprising panel enclosed 'P' shaped bath with mains shower and curved glass side screen, pedestal mounted wash hand basin and low level flush wc. Tiled splashbacks. Extractor fan. Chrome heated towel rail. Obscure double glazed window to rear.

Outside

Front Garden

Laid to lawn with shrub borders and block paved pathway to front door. Enclosed by privet hedge. Outside light.

Rear Garden

South easterly facing rear garden with paved patio and laid to lawn with flower and shrub borders. Gated access to rear, leading to parking area. Cold water tap.

Parking

Two parking spaces to the rear.

Agents Note:

The owner informs us there is a service charge of approx £1,000 per annum to cover water and sewage charges and the upkeep of communal areas and the private road. We suggest any buyer confirms this with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: enquiries@mortgagevision.co.uk

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

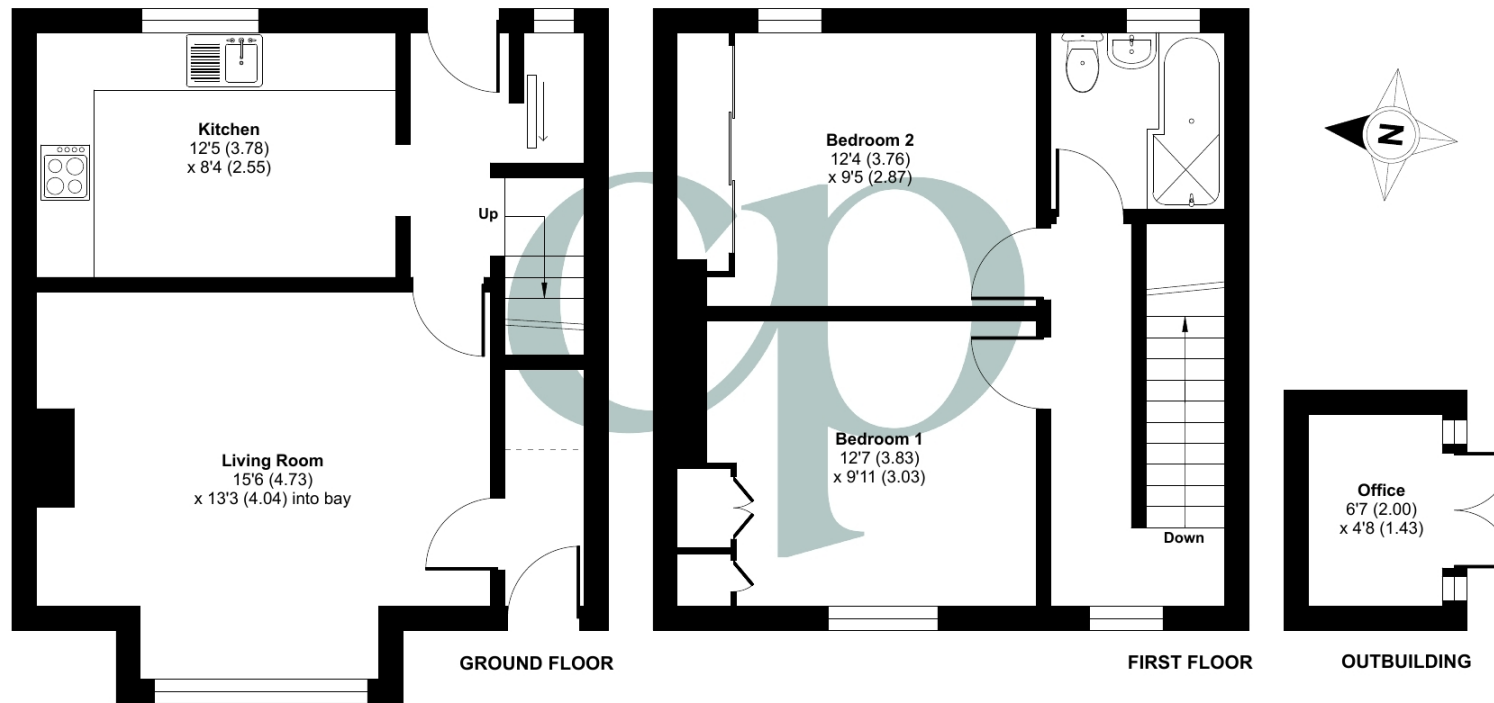


Approximate Area = 754 sq ft / 70 sq m

Outbuilding = 30 sq ft / 2.8 sq m

Total = 784 sq ft / 72.8 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). © nichecom 2024. Produced for Country Properties. REF: 1192214

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Viewing by appointment only

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