



41, Derwent Road

Henlow,
Bedfordshire, SG16 6HE
Offers in excess of £375,000

COUNTRY PROPERTIES

PART OF HUNTERS

This three bedroom beautifully presented home with off road parking has been extended to provide versatile living accommodation. The property is located in the small village of Lower Stondon, just a few miles from the vibrant market town of Hitchin and its rail links into London and Cambridge.

- Living/dining/family room with bi-folding doors opening onto the rear garden
- Stylish kitchen with many integrated appliances
- Useful ground floor cloakroom & separate utility room
- Block paved driveway providing parking for two cars
- Rear garden laid to artificial lawn with sandstone paved patio area
- Countryside walks on your doorstep - ideal for walking the dog!

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Solid wood flooring. Radiator. Doors into cloakroom and living/dining/family room.

Cloakroom

Suite comprising low level flush wc and vanity wash hand basin with tiled splashback. Half height wood panelling. Obscure double glazed window to front.

Kitchen

12' 5" x 8' 7" (3.78m x 2.62m) A range of wall and base units with wood effect worksurfaces and upstands with tiled splashbacks. Inset ceramic sink with swan neck mixer tap and separate 'Brita' water tap and including water softener. Space for American style fridge/freezer. Inset electric oven and 4-ring gas hob with concealed extractor over. Integrated dishwasher. Radiator. Double glazed window to front.

Living/Dining/Family Room

20' 5" (max) x 18' 9" (max) (6.22m x 5.71m) Feature fireplace with wood burning stove. Solid wood flooring. Radiator. Understairs storage cupboard. Door into utility room. Aluminium bi-folding doors with internal blinds, opening onto the rear garden.



Utility Room

8' 8" x 4' 10" (2.64m x 1.47m) A range of wall and base units with complementary worktop and high gloss brick effect tiled splashbacks. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Solid wood flooring. Radiator. Part glazed door to rear garden.

FIRST FLOOR

Landing

Double glazed window to rear. Spiral staircase providing access to the loft space. Doors into all rooms.

Bedroom 1

12' 3" (max) x 10' 0" (max) (3.73m x 3.05m) Fitted wardrobes. Radiator. Double glazed window to front.

Bedroom 2

12' 3" x 9' 4" (3.73m x 2.84m) Double glazed window to rear. Radiator.

Bedroom 3

10' 5" x 8' 4" (3.17m x 2.54m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising p shaped panel enclosed Jacuzzi bath with shower over and curved glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Under floor heating. Chrome heated towel rail. Obscure double glazed window.

Loft Space

17' 4" (max) x 10' 0" (max) (5.28m x 3.05m) Providing storage with Velux window. Radiator.

OUTSIDE

Front Garden

Privet hedging to either side with block paved driveway providing off road parking for two cars. External light.

Rear Garden

Westerly aspect garden laid to artificial lawn with sandstone paved patio area. Timber shed (8 x 6) to remain. Enclosed with timber fencing with gated access to the rear.

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



Denotes restricted
head height

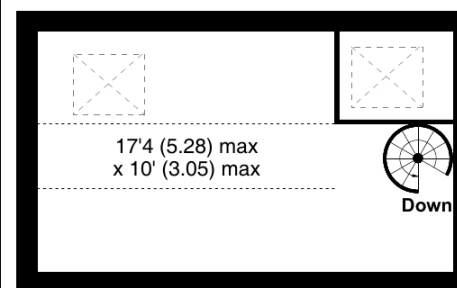
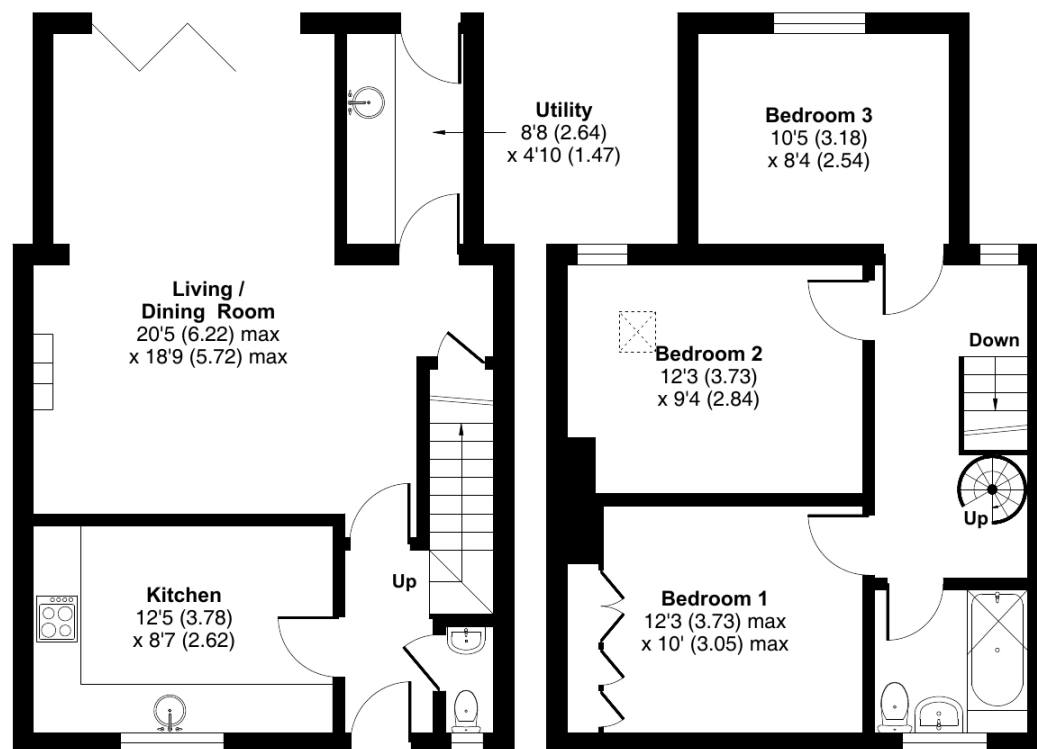
Approximate Area = 1085 sq ft / 100.8 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Total = 1176 sq ft / 109.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 9156280

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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

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