



The Cuttings, Lower Stondon, Henlow, Hertfordshire. SG16 6GX





3 Bedroom Semi-Detached House

£400,000 Freehold

* £2000 PAID TOWARDS LEGAL FEES * Located on the Lavender Grange development in Lower Stondon is this beautifully presented three bedroom semi-detached property.

Internally, the spacious accommodation comprises a welcoming entrance hall, cloakroom, a large living room and fully fitted kitchen/dining room with integrated appliances. To the first floor are three generous bedrooms, the principal with ensuite shower room, and a family bathroom suite. Externally are good sized gardens to front and rear and a driveway with car port providing off road parking for two cars.

- Modern semi-detached family home
- Three generous bedrooms
- Principal bedroom with en-suite
- Spacious living area
- Stylish kitchen with integrated appliances
- Ground floor cloakroom
- Front and rear gardens
- Driveway for two cars
- Car port and EV charger
- EPC rating B. Council tax band D

Entrance Hall:

Radiator. Stairs to first floor. Laminate flooring.

Cloakroom:

A white suite comprising low level WC and pedestal hand wash basin. Marble grey tiled splash back area. Radiator. Amtico flooring.

Living Room:

Abt. 16'1" x 11'10" (4.90m x 3.61m) A light and airy living room with double glazed window to front. Television point. Laminate flooring.

Kitchen/Dining Room:

Abt. 10'6" x 15'0" (3.20m x 4.85m) A super kitchen/dining room comprising a comprehensive range of eye and base level units with ample Brazilian walnut laminate work surfaces. Single drainer stainless steel sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer, dishwasher and washer/dryer. Large storage cupboard. Double glazed French doors leading to the rear garden. Radiator. Inset ceiling lights. Laminate flooring.

First Floor**Landing:**

Radiator. Loft access. Carpet as fitted.

Bedroom One:

Abt. 13'9" x 8'7" (4.18m x 2.62m) Double glazed window to front. Radiator. Built-in wardrobe with mirrored doors. Carpet as fitted.

En-Suite:

A white suite comprising a fully marble tiled shower cubicle with shower, pedestal wash basin and low level WC. Part tiled walls. Radiator. Amtico flooring.

Bedroom Two:

Abt. 10'2" x 8'7" (3.09m x 2.62m). Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 8'9" x 6'3" (2.66m x 1.91m). Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with shower over and glass shower screen. Pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to rear. Radiator. Amtico flooring.

Outside

Front Garden:

An attractive frontage with a variety of plants and shrubs. Path to front door. A driveway and car port to the side provides off road parking for two cars. EV charging point.

Rear Garden:

A good size rear garden with a large paved patio area and the remainder laid to lawn. Gated side access.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

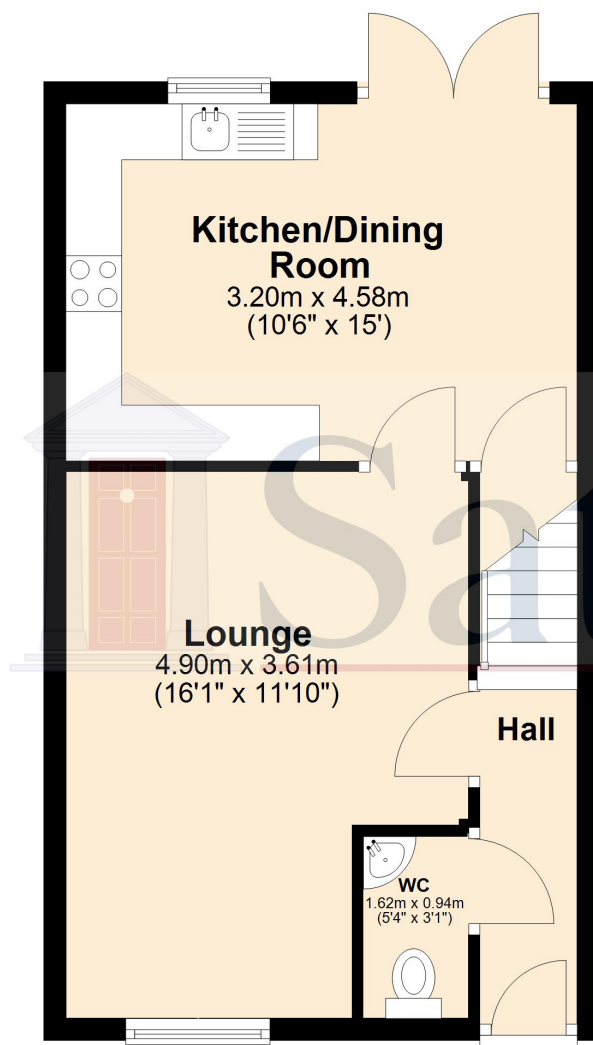




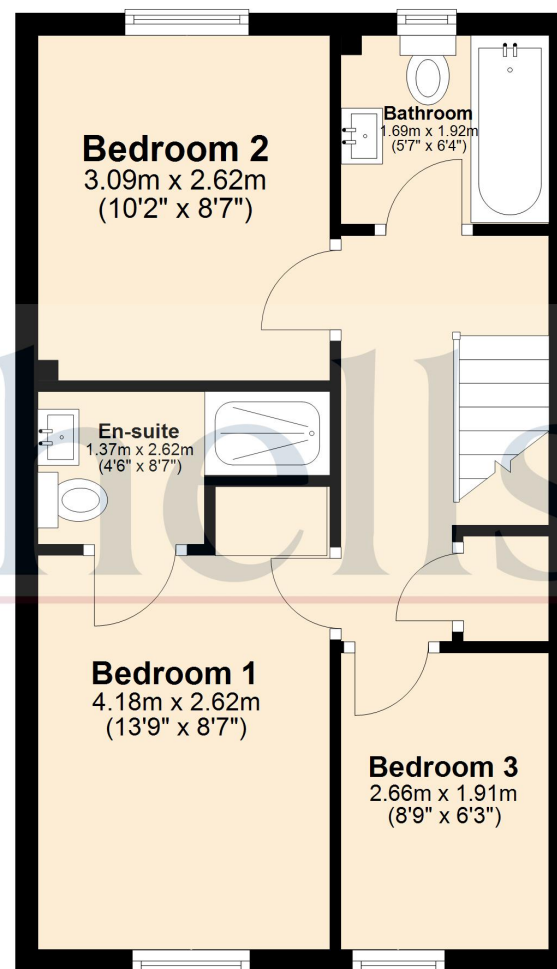
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



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.