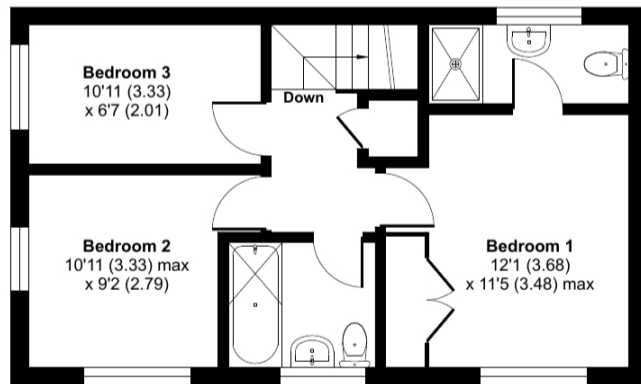
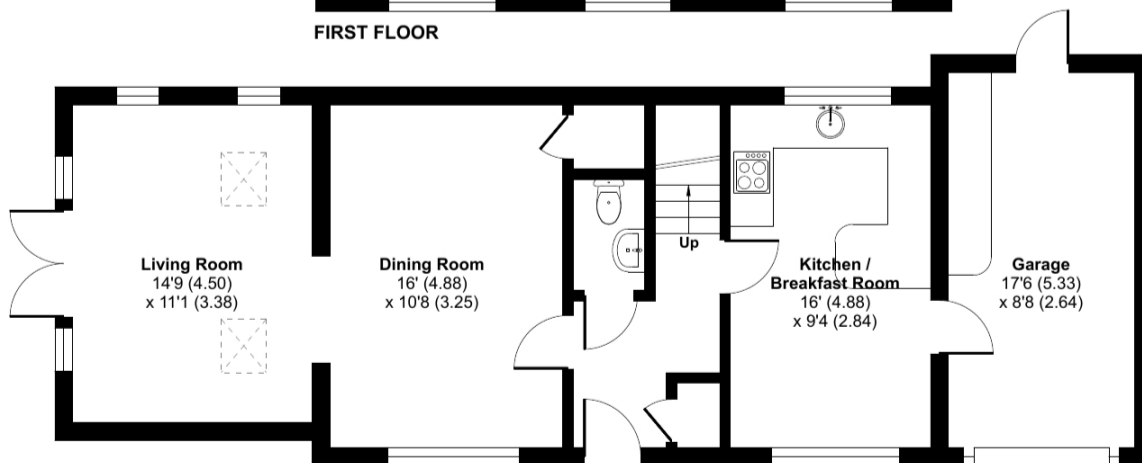




Approximate Area = 1074 sq ft / 99.7 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1226 sq ft / 113.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	85
England, Scotland & Wales			

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1074205

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

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
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This extended, well presented contemporary three bedroom home built by 'Croudace Homes' is situated in a popular small cul de sac location with a garage and off road parking. A short stroll takes you into both Henlow and Clifton village, local amenities and highly regarded schooling.

- Modern kitchen/breakfast room
- Lounge with vaulted ceiling and doors opening out the rear garden
- Generous rear garden and further side garden
- Well regarded local schools
- Half hour walk to Arlesey Train Station via Henlow Grange for links into the city
- Quiet cul de sac location in this popular village a short walk to local amenities including 2 local pubs

Ground Floor

Entrance

Via front door with obscure glazed panels, leading into:

Entrance Hall

Wood effect flooring. Stairs rising to first floor. Doors to cloakroom, dining room and kitchen / breakfast room. Storage cupboard. Radiator.

Cloakroom

White suite comprising low level WC and pedestal mounted wash hand basin. Part tiled walls. Heated towel rail. Extractor.

Dining Area

4.88m x 3.25m (16' 0" x 10' 8")
Double-glazed window to front with fitted shutters. Two radiators. Storage cupboard. Wood effect flooring.

Lounge Area

4.50m x 3.38m (14' 9" x 11' 1")
Vaulted ceiling with two Velux windows. Radiator. Feature gas living flame effect contemporary fire. Wood effect flooring. Double glazed windows and French doors opening to rear garden fitted with shutters. Two double glazed windows to rear with fitted shutters.

Kitchen/Breakfast Room

4.88m x 2.84m (16' 0" x 9' 4")
A range of eye and base level units with wooden worksurfaces and tiled splashbacks. Four ring stainless steel gas hob with double fan oven below and stainless steel extractor. Integrated dishwasher. One & half stainless steel sink with drainer and mixer tap. Breakfast bar providing additional seating. Tiled flooring. Double glazed windows to front. Double glazed windows to rear with fitted shutters. Radiator. Double glazed window to front. Door into garage.



First Floor

Landing

Airing cupboard housing hot water tank. Access to loft space. Doors to all rooms.

Bedroom 1

3.68m x 3.48m (12' 1" x 11' 5")
Built in wardrobes. Radiator. Double glazed window to front. Door into ensuite.

En-Suite

Three piece suite comprising low level WC, pedestal mounted wash hand basin and separate shower cubicle. Half tiled walls. Radiator. Wood effect flooring. Obscure double glazed window to rear.

Bedroom 2

3.33m (max) x 2.79m (10' 11" x 9' 2")
Dual aspect room with double glazed windows to front and side. Radiator.

Bedroom 3

3.33m x 2.01m (10' 11" x 6' 7")
Built in wardrobes. Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising low level WC, wall mounted wash hand basin and 'P' shaped shower bath with curved screen and shower over. Fully tiled walls. Heated towel rail. Obscure double glazed window to front.

Outside

Rear Garden

Mainly laid to lawn with flower, tree and shrub borders. Paved patio area. Timber shed to remain. Path to further side garden, mainly laid to lawn with further paved patio area. Gated access to side. Personal door into garage.

Front Garden

Flower and shrub borders with footpath leading to front door. Driveway providing off road parking for two cars to front of garage. Further visitor spaces available on first come first serve basis.

Garage

5.33m x 2.64m (17' 6" x 8' 8")
Up and over door with power and light. Storage space in eaves. A range of eye and base level units providing storage with worksurfaces over, tiled floor, plumbing for washing machine and further appliance space.

HENLOW is a popular village situated a short drive to junction 10 of A1(M), with local shops, post office, schools and the well renowned Champneys Henlow Grange Health Resort. There is a mini bus that runs a shuttle service from The Crown, Public House to Arlesey train station providing direct link to London - Kings Cross (journey time approx 40 minutes).

