



36, Olympus Road

Henlow,  
Bedfordshire, SG16 6HD  
Offers in Excess of: £300,000

country  
properties



This well presented two double bedroom home with allocated parking to the rear for 2x cars is well presented throughout and is just a short drive into nearby Hitchin with mainline station into London.

- Allocated off road parking to the rear of the property for 2x cars
- A short stroll to Derwent Lower School & Nursery
- Two double bedrooms
- Countryside walks close by - Ideal for walking the dog!!
- Well presented throughout - Just move in !!
- 13ft Kitchen/Diner with integrated appliances

#### GROUND FLOOR

Entrance Hall

Door into Living Room.

Living Room

15' 8" x 10' 9" (4.78m x 3.28m) Multi pane double glazed window to front. Radiator. Wood effect flooring.

Rear Lobby

Stairs raising to first floor. Radiator enclosed in decorative cover. Sliding door to storage cupboard. Door onto rear garden. Door to Kitchen/Diner.

Kitchen/Diner

13' 0" x 8' 6" (3.96m x 2.59m) A range of wall and base units with roll edge worksurfaces over with upstands. Stainless steel sink/drainage unit with mixer taps over. Built in electric oven. Built in gas hob with glass splashback and extractor hood over. Space for fridge/freezer. Integrated dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard. Multi pane double glazed window to rear. Radiator.



## FIRST FLOOR

### Landing

Multi pane double glazed window to front. Radiator. Loft access to part boarded loft space. Storage cupboard.

### Bedroom 1

12' 5" x 10' 0" (3.78m x 3.05m) Multi pane double glazed window to front. Radiator.

### Bedroom 2

12' 4" x 9' 3" (3.76m x 2.82m) Multi pane double glazed window to rear. Radiator. Wood effect flooring.

### Bathroom

Suite comprising panel enclosed P shaped bath with mains shower over and curved glass side screen. Pedestal wash hand basin. LLWC. Chrome heated towel rail. Obscure multi pane double glazed window to rear.

### Front Garden

### Rear Garden

Laid mainly to lawn with paved pathway leading to rear with gated access to allocated off road parking. Water tap.

### Allocated Parking

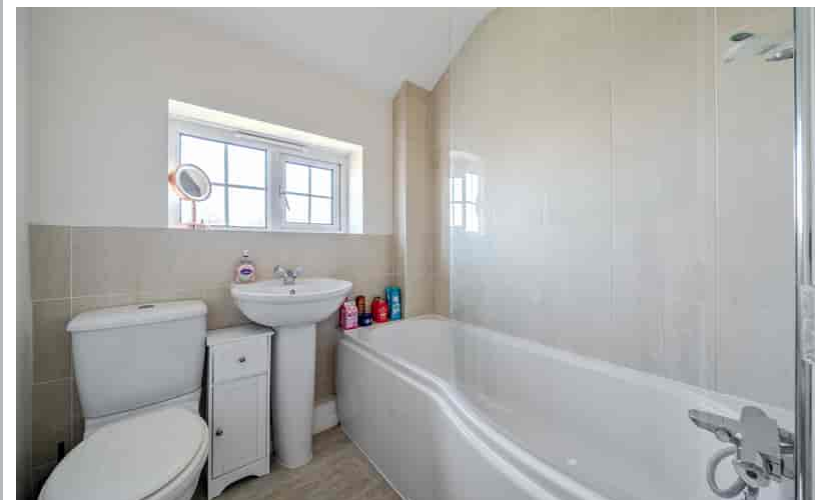
Located directly to rear of the property with 2 side by side allocated spaces, marked as '36OR'

### Agents Note:

The owner informs us there is a service charge of approx. £86.53 per month 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.

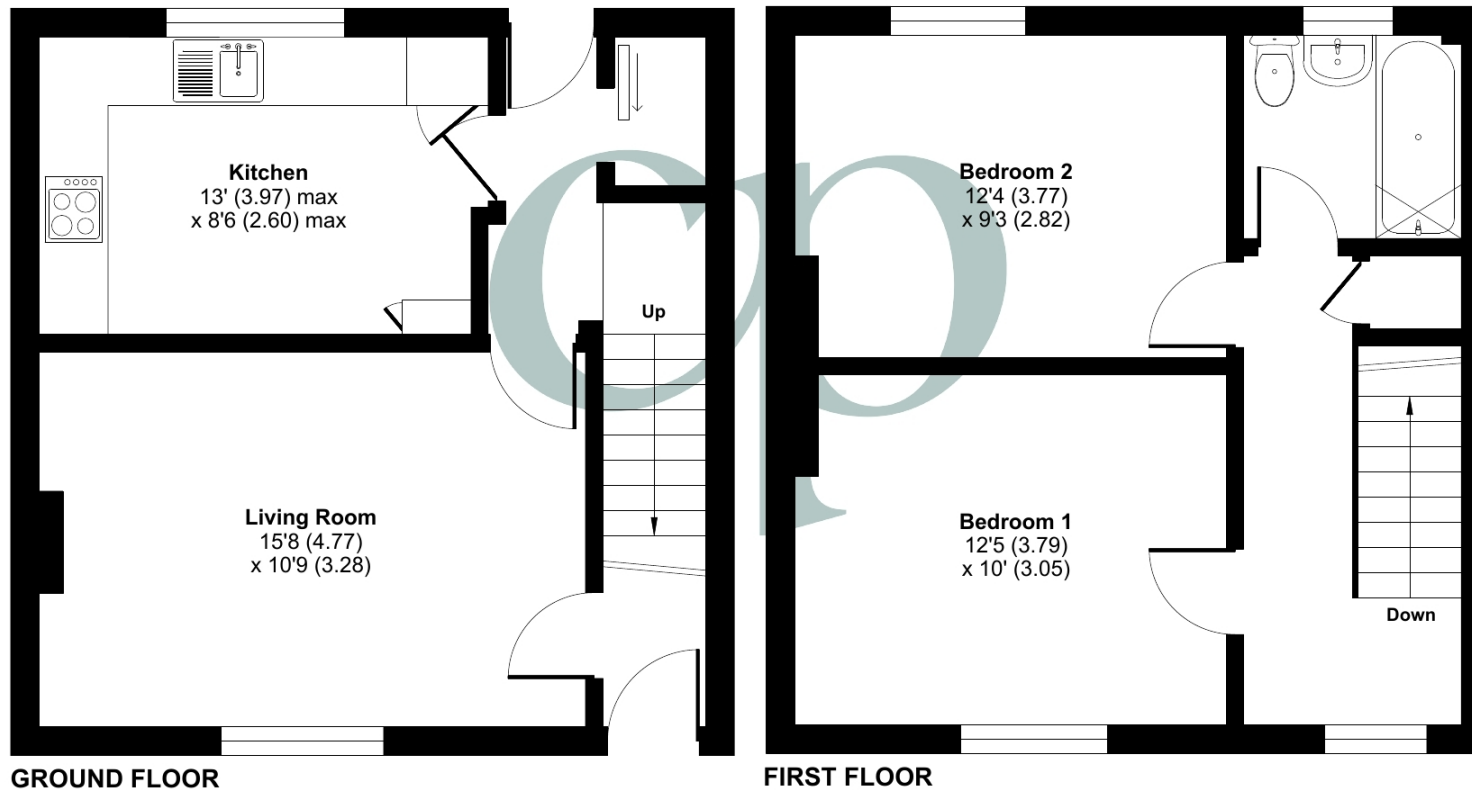
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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



Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1340481

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](http://www.country-properties.co.uk)

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