



country
properties

5, Station Road
Lower Standon, Henlow,
Bedfordshire, SG16 6JP
£575,000

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

country
properties

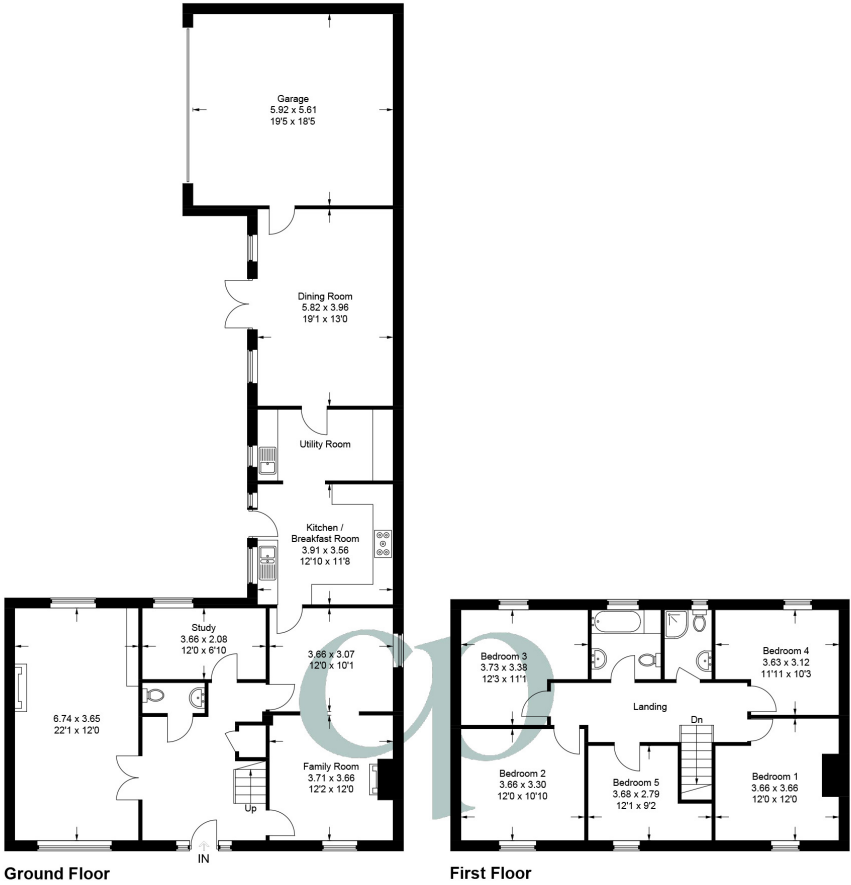
The 'Old Post House' is a detached spacious 5 bedroom home offers over 2,400sq feet of flexible accommodation and has no upper chain. The property is conveniently located close to village amenities and a short drive to nearby Arlesey or Hitchin for rail links into the city. Viewing is highly recommended to appreciate what's on offer.

- Offered with no upward chain - Just move in !
- Dual aspect Living Room and 2 further reception rooms
- Double garage with electric door and overhead storage
- Separate study – ideal for those working from home !
- First Floor shower room, bathroom and downstairs cloakroom

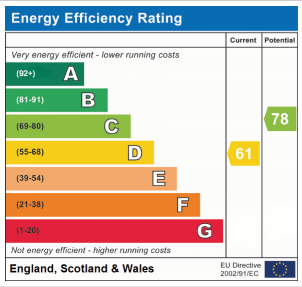


Floor Plans

Approximate Gross Internal Area
Ground Floor = 157.6 sq m / 1,696 sq ft
First Floor = 75.8 sq m / 816 sq ft
Total = 233.4 sq m / 2,512 sq ft
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Country Properties - Shefford & Stotfold



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.



Ground Floor

Entrance Hallway

Door leading into entrance hallway. Radiator. Under stair storage cupboard. Stairs rising to first floor. Doors into lounge, cloakroom, snug and study

Living Room

22' 1" x 12' 0" (6.73m x 3.66m) Dual aspect double glazed windows to front and rear. Feature fireplace. Study
12' 0" x 6' 10" (3.66m x 2.08m) Double glazed window to rear. Radiator.

Cloakroom

Pedestal wash hand basin, wc.

Family Room

12' 2" x 12' 0" (3.71m x 3.66m) Feature fireplace. Radiator. Wood flooring. Double glazed window to front. Opening into Snug
A range of eye and base level units with complementary work surfaces over. Stainless steel sink with drainer. Space for washing machine, tumble dryer and fridge freezer. Door into Dining room

Utility Room

area
glazed door leading to rear garden. Two double glazed windows to side. Door into utility

Kitchen/Breakfast Room

Wood flooring. Radiator. Door into kitchen

12' 0" x 10' 1" (3.66m x 3.07m)

Double glazed window to side.

kitchen

12' 10" x 11' 8" (3.91m x 3.56m) A

range of eye and base level solid oak units with complementary

worksurfaces over. Stainless steel sink with mixer tap over. Space for dishwasher. Range cooker with

stainless steel extractor hood

over. Tiled flooring. Radiator. Fully

glazed door leading to rear

garden. Two double glazed

area



Dining Room

19' 10" x 13' 0" (6.05m x 3.96m) Wood flooring. Radiator. French doors opening onto rear garden. Two double glazed windows to rear. Door leading to double garage.

First Floor

Landing

Loft access. Doors to all bedrooms and bathroom.

Bedroom 1

12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to front. Radiator.

Bedroom 2

12' 0" x 10' 10" (3.66m x 3.30m) Double glazed window to front. Radiator.

Bedroom 3

12' 3" x 11' 1" (3.73m x 3.38m) Double glazed window to front. Radiator.

Bedroom 4

11' 11" x 10' 3" (3.63m x 3.12m) Double glaze window to rear. Radiator.



Bedroom 5

12' 1" x 9' 2" (3.68m x 2.79m) Double glazed window to front. Radiator.

Shower Room

Three piece suite comprising: separate shower cubicle with rainfall shower over, wc, wash hand basin with vanity unit. Heated towel rail. Obscure double glazed window to side.

Family Bathroom

Three piece suite comprising: panel enclosed bath with shower over, wc, wash hand basin with vanity unit. Obscure double glazed window to rear.

Rear Garden

Paved patio area mainly laid to lawn with enclosed wooden fencing, gates leading to gravel driveway and further grass area.

Front Garden

Low level wall with wrought iron feature, blue slated garden area to either side. Steps leading to front door.

Double Garage

Electric roller door. Power and light.

Agents Note

The owner advises the driveway to the side is owned by no 5 but access needs to be provided to 5a Station Road. Maintenance is split 50:50 between the two properties.

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

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

