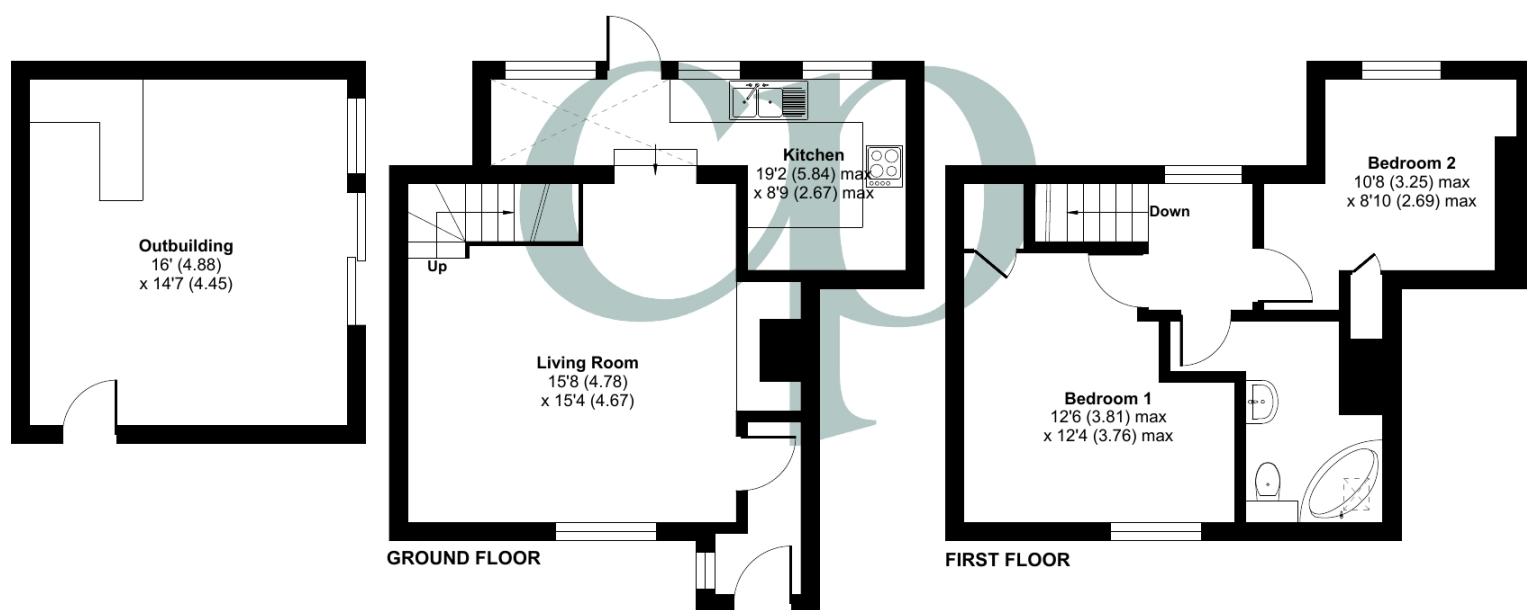


Off road parking to rear



Approximate Area = 780 sq ft / 72.4 sq m
Outbuilding = 235 sq ft / 21.8 sq m
Total = 1015 sq ft / 94.2 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	98
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(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). © nitchcom 2024. Produced for Country Properties. REF: 1145258

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 | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

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properties

This charming Grade II listed 2 bedroom character cottage with many period features is offered with NO UPWARD CHAIN and is situated in the popular village of Henlow with excellent commuter access close by.

- Offered with no upward chain
- Off road parking at the rear of the property
- Character features include exposed beams, inglenook fireplace and latch doors
- Sought after village location – just a short commute to Arlesey mainline station
- 16 ft Outbuilding with power and light – could be updated and used to work from home
- Countryside walks on your doorstep

INTERNAL

GROUND FLOOR

Entrance Porch

Window to side. Door into Living room.

Living Room

15' 8" x 15' 4" (4.78m x 4.67m)
Large living room with exposed wall and ceiling beams. Feature open inglenook working fireplace with tiled hearth. Multi pane window to front. Radiator. Stairs rising to first floor. Open plan to:

Kitchen

19' 2" x 8' 9" (5.84m x 2.67m)
Country style kitchen with a range of wall and base units and work surfaces over. One and a half bowl stainless steel sink/drainer. Range cooker to remain. Washing machine to remain. Exposed wall and ceiling beams. Three windows to rear and part glazed roof. Door to rear garden.



FIRST FLOOR

Landing

Window to rear. Radiator.

Bedroom One

12' 6" x 12' 4" (3.81m x 3.76m)
Window to front. Built in cupboard. Radiator.

Bedroom Two

10' 8" x 8' 10" (3.25m x 2.69m)
Window to rear. Built in cupboard. Radiator.

Bathroom

Suite comprising corner bath with main shower over and glass side screen. low level WC. Pedestal wash hand basin. Tiled splashbacks. Oak style flooring. Vaulted ceiling with skylight window. Radiator.

OUTSIDE

Front Garden

Shingled front garden with block paved path to front door. Low brick retaining wall.

Rear Garden

Split level low maintenance paved rear garden with retaining brick wall and gated access to parking space. Feature Victorian style garden lamp post. Door to summer house/garden room.

Outbuilding/Garden Room

16' 0" x 14' 7" (4.88m x 4.45m)
Outbuilding/Garden room with power and light. . Fitted bar area. Space for fridge/freezer. Window and bi-fold doors.

