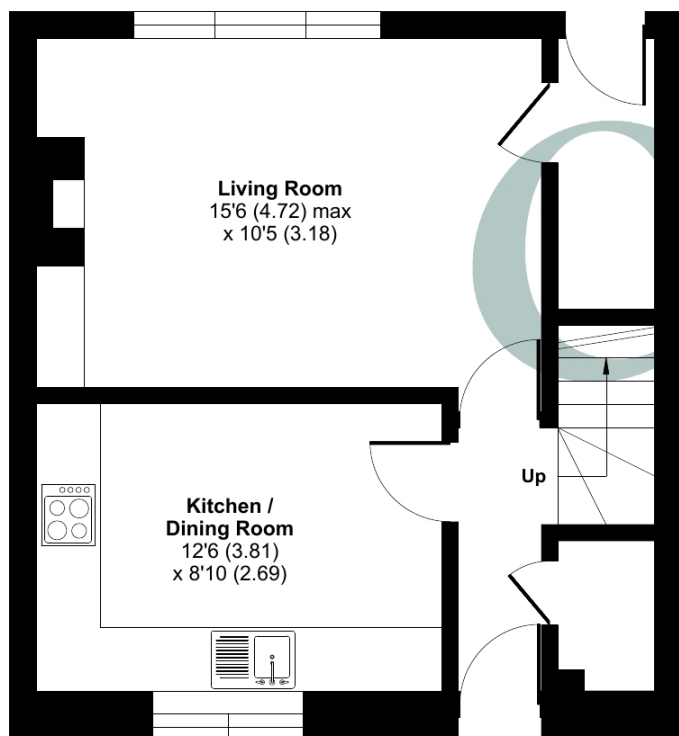
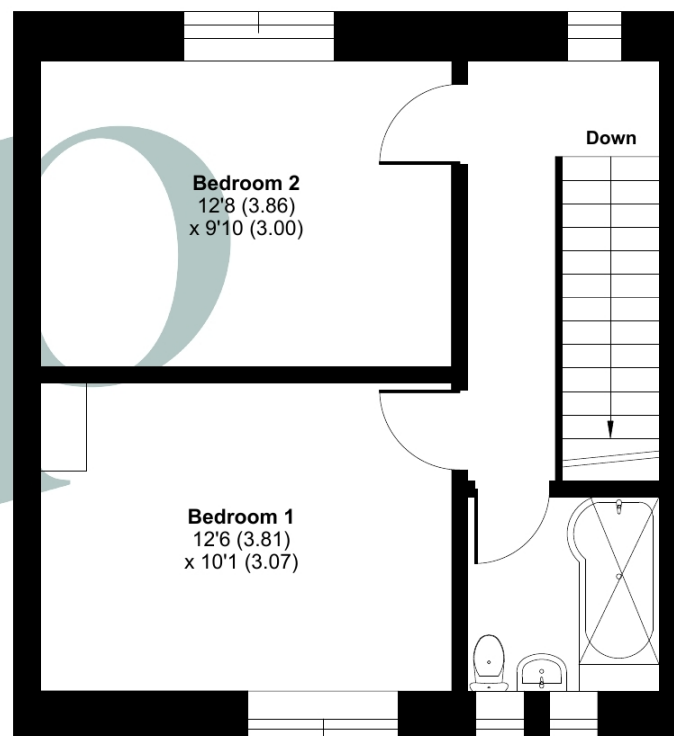




Approximate Area = 749 sq ft / 69.6 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1119437

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 | 46-48, High Street | SG17 5DG  
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www.country-properties.co.uk



This well presented two double bedroom home with a westerly aspect rear garden and allocated parking for two cars is only a short commute to the bustling historic town of Hitchin for rail links into London.

- Kitchen/dining room with integrated appliances
- Living room overlooking the rear garden
- Two double bedrooms
- Westerly aspect rear garden
- Close to countryside walks
- Short drive to Arlesey station with direct link to London & Gatwick airport
- Nearby Lower Stondon offers well regarded lower school, shops and local amenities

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Walk-in storage cupboard. Wood effect flooring. Radiator. Doors into living room and kitchen/diner.

### Kitchen/Dining Room

12' 6" x 8' 10" (3.81m x 2.69m) A range of wall and base units with complementary worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Built in electric oven with gas hob with glass splashback and concealed extractor over. Space for American style fridge/freezer. Integrated dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard. Radiator. Multi pane double glazed window to front.

### Living Room

15' 6" (max) x 10' 5" (4.72m x 3.17m) Double glazed multi pane window to rear. Radiator. Feature chimney breast with wood mantle over, and recesses to both sides. Wood effect flooring. Door into:

### Rear Lobby

Large storage area with door to rear garden.



## FIRST FLOOR

### Landing

Multi pane double glazed window to rear. Radiator. Access to fully boarded loft space with ladder, Doors into all rooms.

### Bedroom 1

12' 6" x 10' 1" (3.81m x 3.07m) Multi pane double glazed window to front. Radiator.

### Bedroom 2

12' 8" x 9' 10" (3.86m x 3.00m) Multi pane double glazed window to rear. Radiator.

### Bathroom

Three piece suite comprising panel enclosed 'p' shaped bath with mains shower and curved side glass screen, pedestal wash hand basin and low level wc. Chrome heated towel rail. Partially tiled walls. Obscure double glazed window to front.

## OUTSIDE

### Front Garden

Shrub border to front and laid mainly to lawn with pathway to front door. External light.

### Rear Garden

Laid mainly to lawn with raised decked patio area. Timber shed to remain. Fully enclosed with paved pathway leading to rear garden access.

### Parking

Allocated off road parking for two cars.

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

