



# 139, Station Road

Lower Stondon, Henlow,  
Bedfordshire, SG16 6JJ

**£450,000**

country  
properties

This three bedroom CHAIN FREE semi detached home with a garage and large rear garden that has been completely refurbished throughout. The property is ideally located with only a short drive to the bustling market town of Hitchin with cafes, restaurants and train links into London

- CHAIN FREE - A MUST VIEW!
- A credit to the current owners - just move in !
- 18 ft stylish kitchen/dining room with peninsular island & integrated appliances
- Useful conservatory and separate lounge
- As short drive to nearby Hitchin for rail links into London
- An abundance of countryside walks on your doorstep - perfect for walking the dog !

## GROUND FLOOR

### Entrance Porch

Glazed porch with door opening into:

### Entrance Hall

Stairs rising to first floor accommodation. Under stairs storage cupboard. Radiator. Doors into living room, open into kitchen/diner.

### Cloakroom

Double glazed obscured window to side aspect. Fully tiled , wc, vanity unit inset with wash hand basin, heated towel rail.

### Kitchen/Dining Room

18' 5" x 12' 6" (5.61m x 3.81m) 12' 6" x 18' 5" (3.81m x 5.61m) Refitted Shaker style kitchen with wall & base units with complementary marble effect work surfaces. Sink drainer unit fitted with mixer tap & marble effect work surfaces. Integrated washer/dryer, integrated dishwasher, integrated fridge freezer. Induction hob with stainless steel extractor & splashback. Electric oven. Penninsular island with base storage units with complementary marble effect work surface. Wood effect flooring. Double glazed window & sliding patio doors leading to conservatory. Part glazed double doors leading into living room.

### Living Room

14' 0" x 12' 4" (4.27m x 3.76m) 12' 4" x 14' 0" (3.76m x 4.27m) Double glazed window to front. Radiator.

### Conservatory

14' 10" x 8' 0" (4.52m x 2.44m) 8' 0" x 14' 10" (2.44m x 4.52m) Double glazed construction with windows . Wood effect flooring.



## FIRST FLOOR

### Landing

Double glazed obscured window to side aspect. Access to partially boarded loft space housing boiler. Airing cupboard. Doors to all rooms.

### Bedroom 1

14' 0" x 12' 2" (4.27m x 3.71m) Double glazed window to front. Radiator.

### Bedroom 2

12' 5" x 12' 2" (3.78m x 3.71m) Double glazed window to rear. Radiator.

### Bedroom 3

10' 7" x 7' 11" (3.23m x 2.41m) Double glazed window to front. Radiator. Built-in wardrobe.

### Bathroom

Refitted three piece suite comprising enclosed panel bath with telephone style mixer tap with rainfall head shower attachment & glass shower screen, wash hand basin with vanity under and low level flush wc. Fully tiled walls. Radiator, heated towel rail, tiled flooring. Obscure double glazed window to rear & side aspect.

## OUTSIDE

### Front Garden

Enclosed with hedging and laid to lawn with raised border with parking for 2 cars. Shared block paved driveway leading to the side of the property provides access to the garage and rear garden. The neighbouring property also has vehicular access over the driveway to access their rear garden/garage.

### Rear Garden

Mature rear garden mainly laid to lawn with mature trees & established flower/shrubs to borders with pathway leading to paved patio area. Personal door into store room and garage. Pathway leading to rear decked seating area. Timber shed. Gated access leading to garage & front aspect.

### Garage

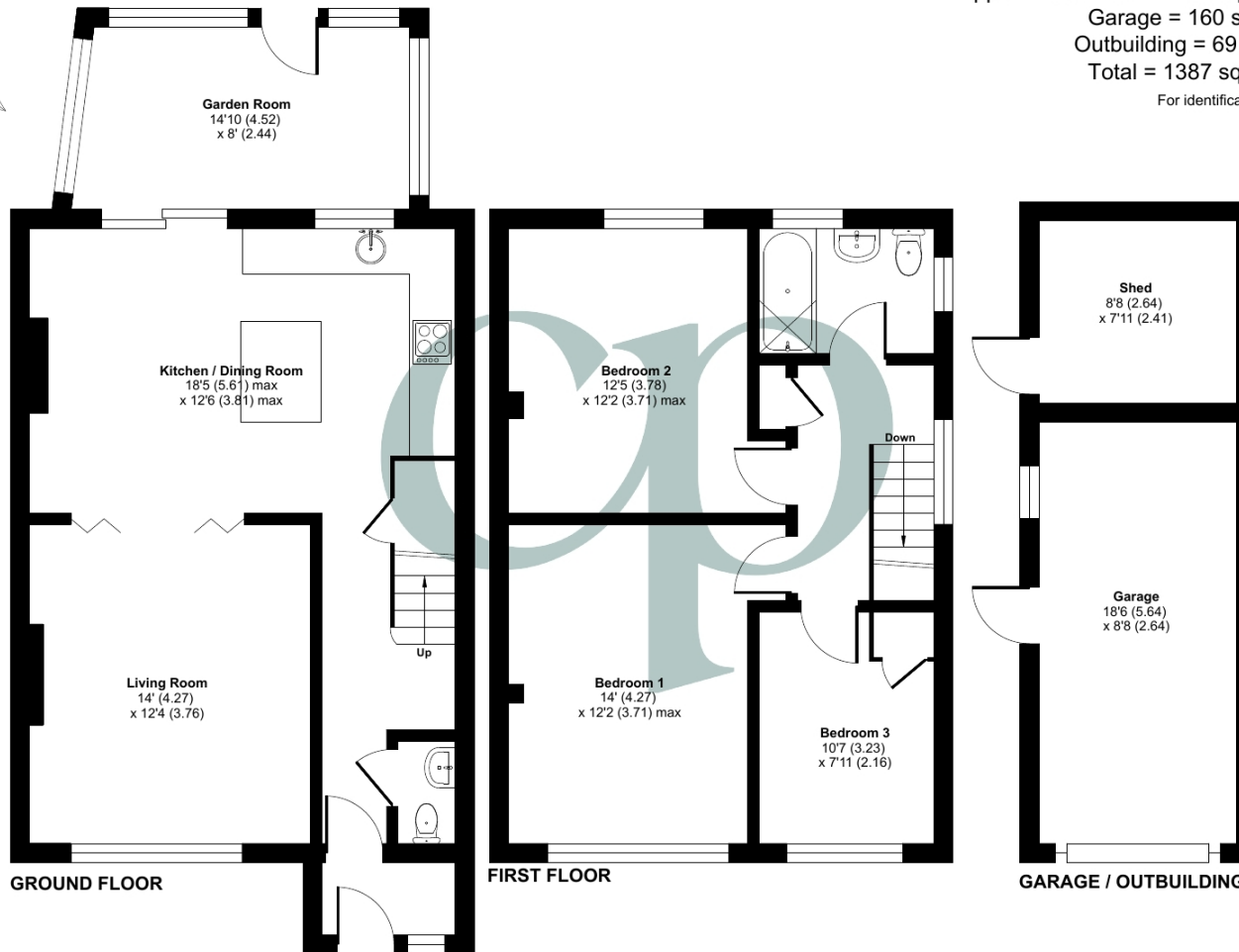
18' 6" x 8' 8" (5.64m x 2.64m) Up and over door to front. Window and door to side.

### Store Room

8' 8" x 7' 11" (2.64m x 2.41m) Door to rear garden.

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





Approximate Area = 1158 sq ft / 107.5 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Outbuilding = 69 sq ft / 6.4 sq m  
 Total = 1387 sq ft / 128.7 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	67
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1196799

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Viewing by appointment only

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