



4, Hillside Road

Lower Stondon,
Bedfordshire, SG16 6LQ
Offers in Excess of £318,500

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properties

This deceptively spacious three bedroom home is located in a popular village location close to well regarded 'Stondon Lower School' with shops and amenities nearby - An ideal family home.

- Two double bedrooms and single bedroom
- Spacious 15ft kitchen/breakfast room
- Separate utility room
- Ground floor cloakroom
- Double glazed conservatory with french doors opening onto the rear garden
- Short commute to Hitchin with excellent rail links into London
- Single garage en bloc

GROUND FLOOR

Entrance Porch

Double glazed window to front. Obscure glazed door into:

Living Room

15' 10" (max) x 14' 9" (max) (4.83m x 4.50m)
Double glazed window to front. Radiator. Feature bricked wall and fireplace with wood surround. Storage cupboard. Door into:

Inner Hall

Stairs rising to first floor accommodation. Doors into cloakroom and kitchen.

Cloakroom

Suite comprising low level flush wc with concealed cistern and wash hand basin with tiled splashback. Chrome heated towel rail. Tiled flooring.

Kitchen/Breakfast Room

15' 10" (max) x 8' 8" (max) (4.83m x 2.64m) A range of shaker style wall and base units with complementary worksurfaces and tiled upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Space for cooker with stainless steel extractor hood over. Space for fridge/freezer. Space and plumbing for dishwasher. Tile effect vinyl flooring. Double glazed french doors opening conservatory. Door into utility room:

Utility Room

Worksurface with space and plumbing for washing machine and tumble dryer.



Conservatory

13' 7" x 8' 10" (4.14m x 2.69m) UPVc double glazed construction on brick base with double glazed windows, ceiling blinds and french doors opening onto the rear garden. Ceramic tiled flooring. Wall lights. Two radiators. Tile effect vinyl flooring

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder and wall mounted gas boiler. Doors to all rooms.

Bedroom 1

12' 1" (max) x 11' 7" (3.68m x 3.53m) Double glazed window to front. Radiator.

Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m) Double glazed window to rear. Radiator.

Bedroom 3

8' 7" x 6' 2" (2.62m x 1.88m) Double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, pedestal mounted wash hand basin and low level wc. Fully tiled walls and tiled flooring. Obscure double glazed window to rear. Tile effect vinyl flooring

OUTSIDE

Front Garden

Block paved driveway providing off road parking for one car with raised border to the front.

Rear Garden

Low maintenance rear garden with mature trees and shrubs. Garden shed to remain. Gated access to rear.

Garage

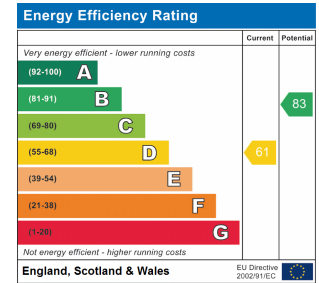
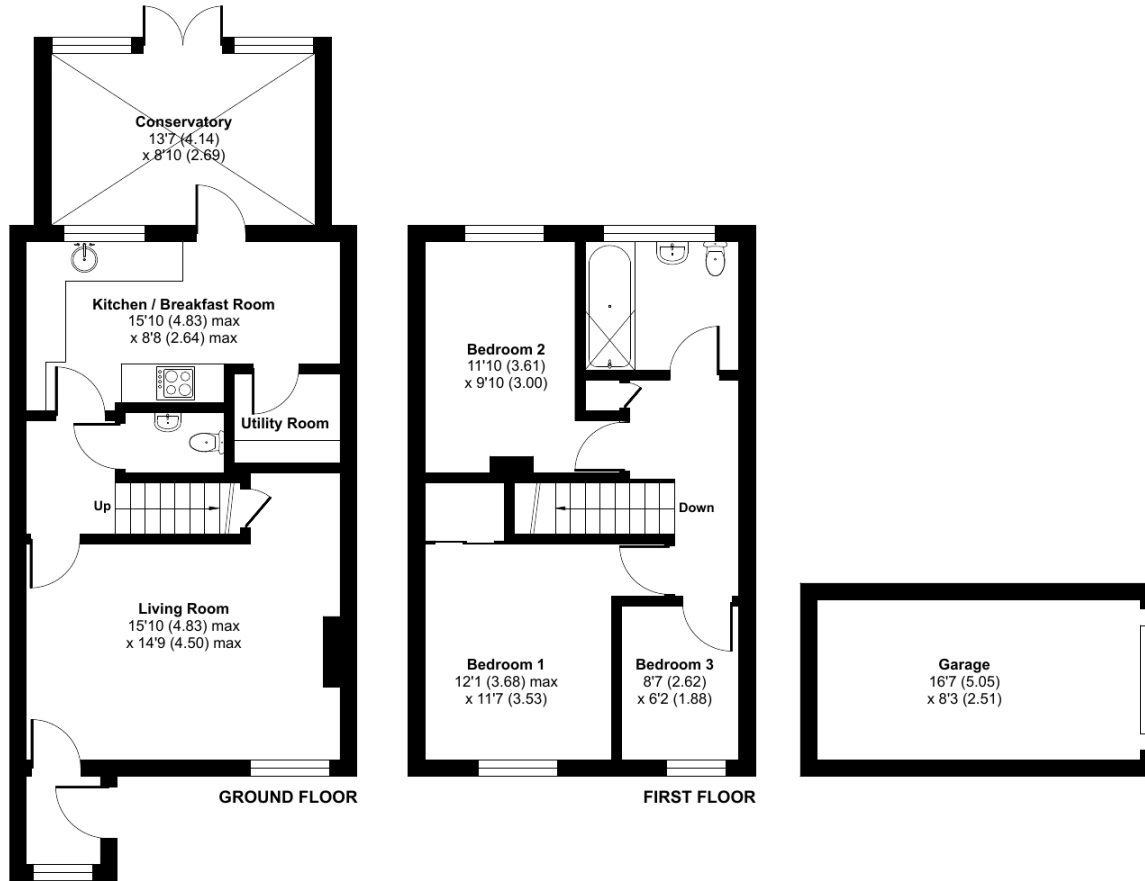
En-bloc with up and over door to front and parking space to the front.

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



Approximate Area = 1126 sq ft / 104.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 992633



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

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