



4, Sparrow Gardens

Lower Stondon,
Bedfordshire, SG16 6GB
£375,000

country
properties

MUST BE SEEN... Immaculately presented three bedroom semi detached home situated in a cul-de-sac location, modern integrated kitchen open plan through to living/dining room, master bedroom with en-suite plus 2 further good sized bedrooms, driveway parking for two cars and south westerly aspect landscaped rear garden.

- Open plan living/dining room with French doors opening onto the rear garden
- Stylish integrated kitchen
- Quiet cul-de-sac location in this popular village
- Short drive to the market town of Hitchin providing main line train links into London
- Still retaining NHBC guarantee

GROUND FLOOR

Entrance Hall

Ceramic tiled flooring. Radiator. Stairs rising to first floor accommodation. Door into:

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Tiled splashback and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Living/Dining Room

26' 10" (max) x 15' 6" (max) (8.18m x 4.72m) Double glazed French doors with sidelights opening onto the rear garden. Two radiators. Storage cupboard. Opening to:

Kitchen

9' 3" x 8' 0" (2.82m x 2.44m) A range of base and wall mounted units with grey worksurfaces and upstands with high gloss brick effect tiled splashbacks. Inset one & half bowl sink with drainer and swan neck mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Fitted eye level electric oven. Inset 4-ring gas hob with glass splashback and stainless steel extractor hood over. Ceramic tiled flooring. Cupboard housing wall mounted gas boiler. Double glazed window to front.

FIRST FLOOR

Landing

Access to partially boarded loft space. Doors into all rooms.



Bedroom 1

12' 8" (max) x 10' 3" (3.86m x 3.12m) Double glazed window to front. Radiator. Fitted double wardrobe. Carpet. Door into:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, wall mounted wash hand basin and low level flush wc. Tiled splashbacks and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Bedroom 2

10' 5" x 8' 9" (3.17m x 2.67m) Double glazed window to rear. Carpet. Radiator.

Bedroom 3

10' 5" x 6' 5" (3.18m x 1.96m) Double glazed window to rear. Carpet. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath, wall mounted wash hand basin and low level flush wc. Shaver point. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Extractor fan.

OUTSIDE

Front Garden

Central pathway to front door with mature shingle shrub to either side. External light.

Rear Garden

Summer House 12'6 x 9'1 (3.81 x 2.77) Light. Electric. Bar area.

Sunny south westerly aspect rear garden with large paved patio. Security light. Gated access to driveway.

Parking

Driveway to side provides off road parking for two cars.

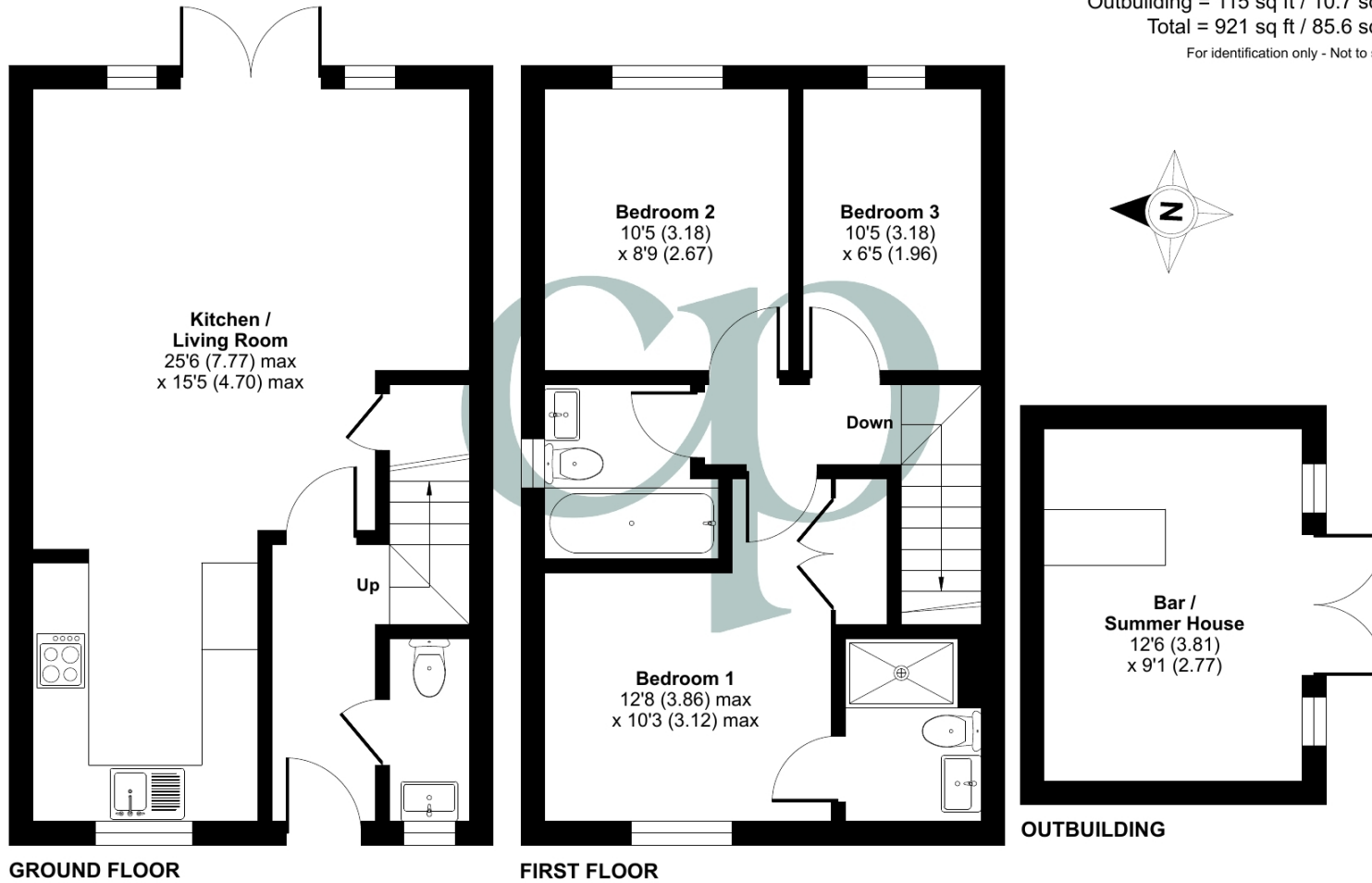
AGENT NOTE

We understand there is a service charge of £110 every 6 months for the upkeep of the communal areas - we advise all buyers to confirm this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 806 sq ft / 74.9 sq m
 Outbuilding = 115 sq ft / 10.7 sq m
 Total = 921 sq ft / 85.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		96
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Country Properties. REF: 1208879

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 | 46-48, High Street | SG17 5DG
 T: 01462 811822 | E: shefford@country-properties.co.uk
 www.country-properties.co.uk

country
properties