



Station Road, Lower Stondon Guide Price £400,000 - £425,000

A Great Size CharacterFul Home For A Guide Price Of Just £400k-425K - No need to stretch your budget! | Spacious Kitchen with Rustic Charm: Fitted with a double oven, hob, wooden worktops, and a butler sink overlooking the garden—ideal for cooking and entertaining | Three Double Bedrooms: Plenty of space for family, guests, or creating a dedicated home office | Generous Bathroom with Bath and Shower: Enjoy invigorating showers in the morning or long, relaxing soaks in the evening | Practical Utility Room and Downstairs Toilet: Keep laundry and daily life organised while offering convenience for guests | Bright Hallway with Oak Parquet Flooring: A welcoming entrance that sets the tone for the home's character and style | Porch for Coats and Boots: A handy addition for keeping the hallway tidy and staying organised | Garden with Patio and Lawned Area: A great space for summer BBQs, gardening, or relaxing with a coffee on sunny mornings | Village Location with Easy Access to Towns: A peaceful setting with great transport links to nearby Hitchin and Letchworth | Perfect Balance of Space and Character: A home that combines charm, practicality, and comfort to suit a range of lifestyles



GUIDE PRICE £400k to £425k. Looking For A Spacious And Characterful Home Without Stretching Your Budget? Look no further than this attractive mid-terrace cottage full of charm and character and offering a warm and practical space for a variety of buyers. It's perfect for families, couples, or even those looking to downsize without sacrificing style or room to breathe.

A nice addition, is a porch to the front which not only adds to the homely cottage feel, but also provides a handy space to keep coats and boots out of the way and leads into a bright hallway with oak parquet flooring, setting the tone for the rest of the home.

The wooden flooring continues into the kitchen which is a standout feature - spacious and reflecting the rustic charm of the cottage while providing all the modern conveniences for anyone who likes to cook or entertain. The double oven and hob and great wooden worktops provide the space and tools for culinary enthusiasts and built in fridge / freezer and dishwasher the modern convenience. And who doesn't love a butler style sink overlooking the garden?

From the kitchen, a dining room offers space for both family meals and hosting friends, giving the home a versatile and welcoming feel. A utility room and downstairs toilet cover the practicalities of day to day life and mean guests do not need to go upstairs.

To the front of this lovely home, the living room is a cosy retreat, with an open fireplace that makes it the perfect spot for relaxing evenings.

When it's time to relax and unwind, there are three generously sized double bedrooms. Whether you need space for family, guests, or a dedicated home office, this home delivers flexibility without compromise. You will love the larger than average bathroom which includes both a shower and a bath, making it just right for busy mornings and long, relaxing evenings.

The garden is an inviting outdoor space, ideal for enjoying some fresh air, gardening, or hosting a quiet get-together. A block paved patio provides the space for relaxing in the summer sun and BBQ's together with a shaped lawn and there's even a potting shed and a shed for storing your garden equipment.

This home strikes a balance between character and practicality, with a layout that suits a range of lifestyles. With its village charm and convenient access to nearby towns, it offers a great combination of tranquility and connectivity.

Homes like this normally get snapped up quickly - don't miss out to someone else, book your viewing today!

| ADDITIONAL INFORMATION

EPC Band - C

Council Tax Band - C

New Windows and porch - fitted 2021

Gas Central Heating - New Boiler fitted 2021

| GROUND FLOOR

Living Room: Approx 12' 6" x 11' 9" (3.81m x 3.58m)

Entrance Hall: Approx 11' 10" x 11' 9" (3.61m x 3.58m)

Kitchen: Approx 11' 10" x 11' 10" (3.61m x 3.61m)

Dining Room: Approx 11' 10" x 7' 2" (3.61m x 2.18m)

Downstairs Cloakroom: Approx 4' 8" x 2' 6" (1.42m x 0.76m)

Utility: Approx 5' 8" x 4' 8" (1.73m x 1.42m)

| FIRST FLOOR

Bedroom One: Approx 12' 7" x 11' 10" (3.84m x 3.61m)

Bedroom Two: Approx 12' 5" x 11' 10" (3.78m x 3.61m)

Bedroom Three: Approx 11' 9" x 8' 8" (3.58m x 2.64m)

Bathroom: Approx 9' 2" x 5' 10" (2.79m x 1.78m)

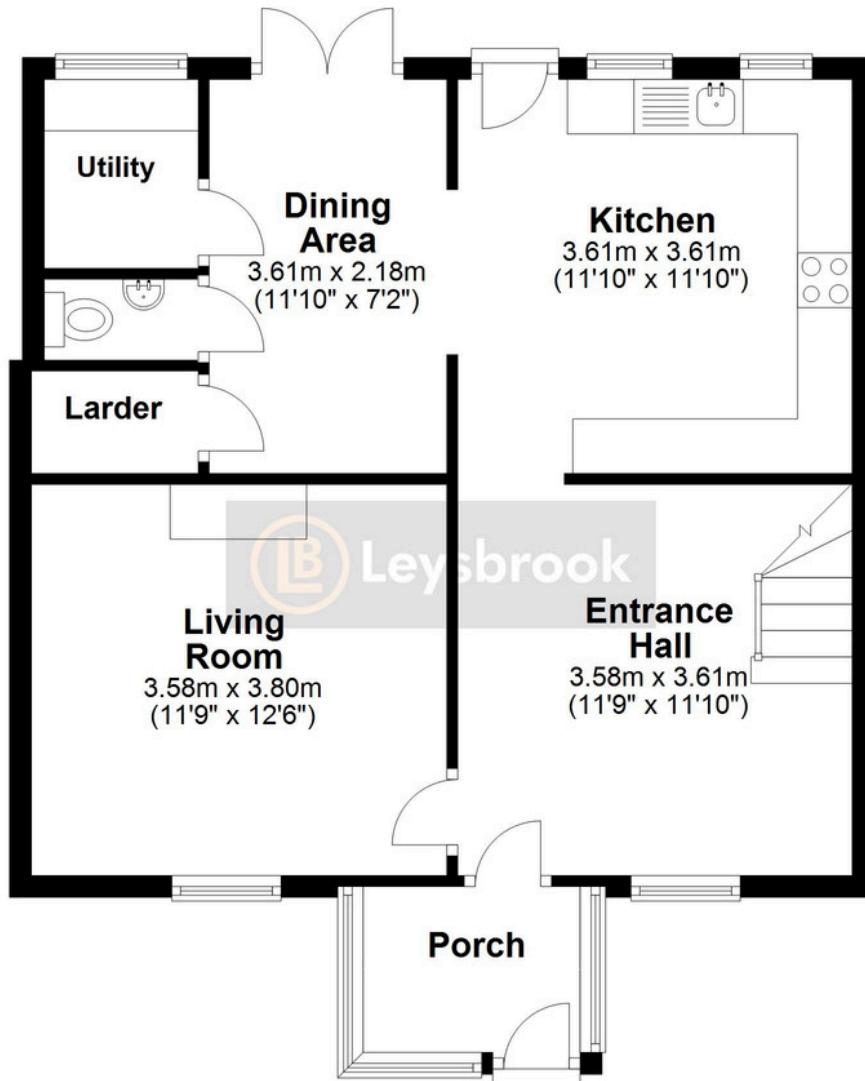
| OUTSIDE

Attractive views to front and great size rear garden



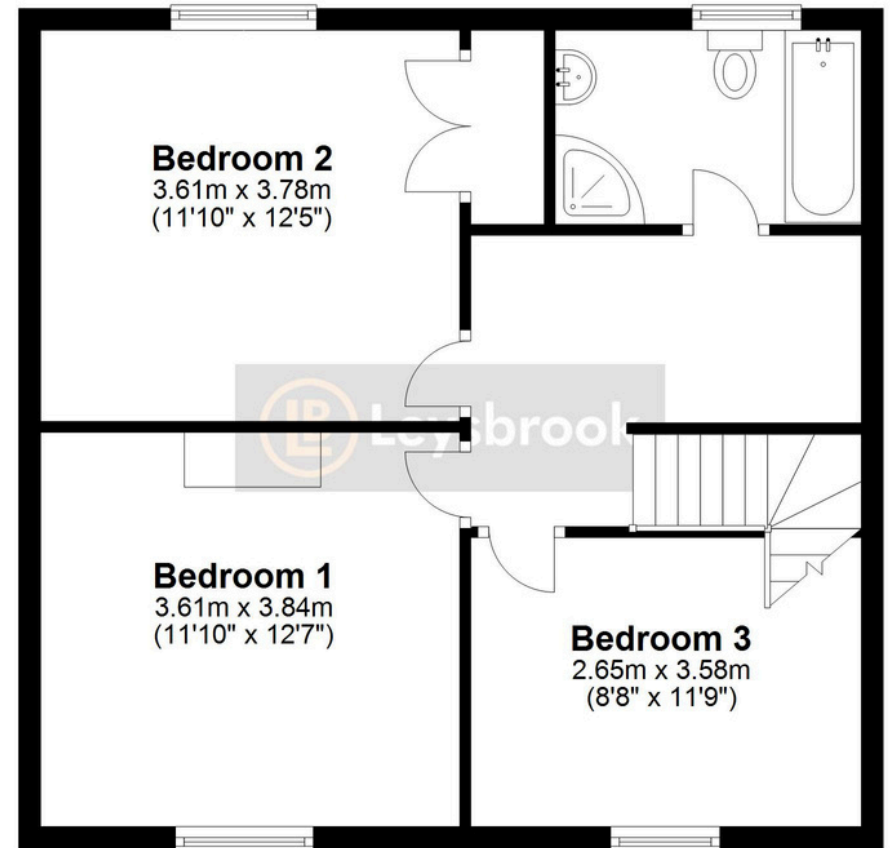
Ground Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.5 sq. feet)



Total area: approx. 112.4 sq. metres (1209.4 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		