



16 Welchs Close, Henlow, Bedfordshire, SG16 6NQ

£600,000

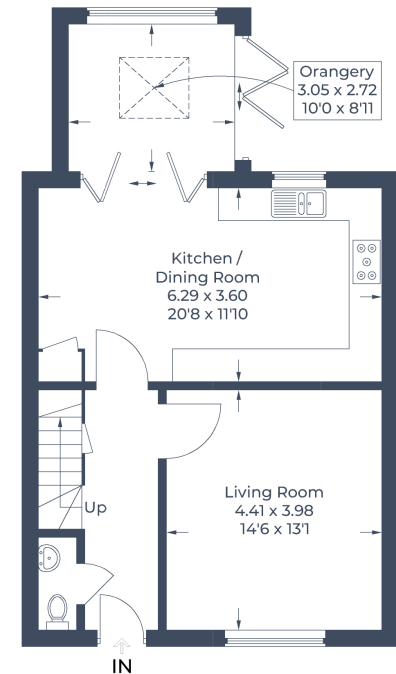
We are pleased to offer this quality built and beautifully presented semi-detached family home situated in a small select cul-de-sac of just 20 houses and tucked away just off the High Street in the heart of Henlow within walking distance off the station. Built to a high specification just over three years ago and still has over 7 years builders guarantee remaining, the property has been extended and now provides bright and well planned accommodation to include a formal lounge to the front, a 20FT quality fitted kitchen/diner with a range of built in appliances and bi-fold doors leading to the rear extension/orangery with lantern roof and casement doors to the beautifully landscaped private rear garden. On the first floor are three good sized bedrooms plus a guest en-suite and family bathroom and



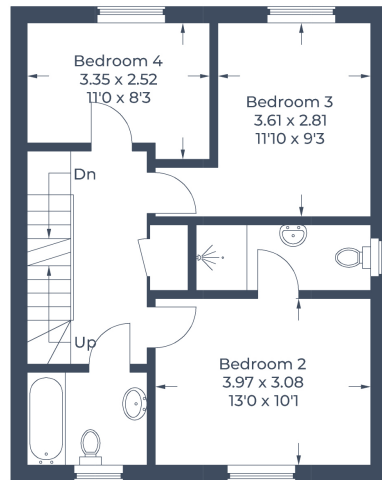
- QUALITY BUILT EXTENDED HOME IN HEART OF THE VILLAGE
- TUCKED AWAY IN THIS SMALL SELECT CUL-DE-SAC DEVELOPMENT
- SPACIOUS + EXTREMELY WELL PRESENTED ACCOMMODATION OVER THREE FLOORS
- BUILT TO A HIGH SPECIFICATION ONLY 3 YEARS AGO ( STILL HAS 7 YEARS BUILDERS GARANTEE )
- SEPRATE LOUNGE + 20FFT IMPRESSIVE KITCHEN/DINER
- BUILT IN APPLIANCES WITH BI-FOLD DOORS TO EXTENSION
- SUPERB ORANGERY EXTENSION TO REAR
- FOUR GOOD SIZED BEDROOMS + 2 EN-SUITES + FAMILY BATHROOM
- LANDSCAPED + PRIVATE GARDENS
- DRIVEWAY PARKING FOR THREE CARS + EV CHARGER

Approximate Gross Internal Area  
 Ground Floor = 60.4 sq m / 650 sq ft  
 First Floor = 51.0 sq m / 549 sq ft  
 Second Floor = 27.4 sq m / 295 sq ft  
 Total = 138.8 sq m / 1,494 sq ft

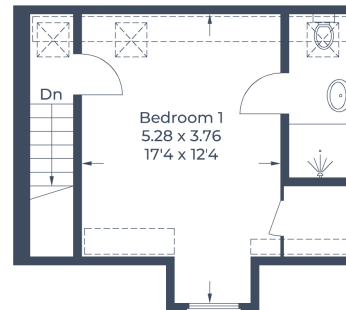
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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