



7, Derwent Road

Henlow,  
Bedfordshire, SG16 6HE  
£375,000

country  
properties



This extended and beautifully presented three-bedroom CHAIN FREE home offers versatile living accommodation and off-road parking for two vehicles. Situated in the popular village of Lower Stondon, with countryside walks on your doorstep yet the vibrant market town of Hitchin is just a short drive, with its excellent rail links to London and Cambridge

- NO UPWARD CHAIN !
- Modern living/dining room with bi-folding doors opening onto the rear garden
- Useful ground floor cloakroom & separate utility room
- Block paved driveway providing off road parking for 2 cars
- Rental value approx £1,650 pcm
- A short stroll to Merry Poppetts Nursey
- Countryside walks on your doorstep – ideal for walking the dog!

## Ground Floor

### Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Radiator. Doors into cloakroom and living/dining/family room.

### Cloakroom

Suite comprising low level flush wc and pedestal wash hand basin with tiled splashback. Obscure double glazed window to front.

### Kitchen

8' 8" x 12' 7" (2.64m x 3.84m) A range of wall and base units with complementary worksurfaces and upstands with tiled splashbacks. Inset stainless steel sink with mixer tap . Space for fridge freezer. Inset electric oven and 4 ring gas hob with concealed extractor over. Integrated dishwasher. Space for washing machine. Radiator. Double glazed window to front.

### Living/Dining/Family Room

18' 11" x 20' 3" (5.77m x 6.17m) Wood effect flooring. Radiator. Understairs storage cupboard. Door into utility room. Ladder. Aluminium bi-folding doors with internal blinds, opening onto rear garden. Doors onto storage cupboard.

## First Floor

### Landing

Double glazed window to rear. Staircase providing access to the loft space. Doors into all rooms.





### Bedroom 1

9' 10" x 12' 1" (3.00m x 3.68m) Fitted wardrobes. Radiator. Double glazed window to front.

### Bedroom 2

Double glazed window to rear. Rear. Velux window to rear.

### Bedroom 3

8' 8" x 9' 11" (2.64m x 3.02m) Double glazed window to rear. Radiator.

### Bathroom

Three piece suite comprising 'P' shaped panel enclosed bath with shower over and curved glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Under floor heating. Chrome heated towel rail. Obscure double glazed window.

### Loft Space

Providing storage with 1 velux windows.

### Outside

#### Front Garden

Block paved driveway providing off road parking for two cars. External light.

### Rear Garden

Laid to artificial lawn with paved patio area. Timer shed (to remain). Raised decking area. Enclosed with timber fencing with gated access to the rear.

### Agents Note

The owner informs us there is a service charge of approx. £90 per month to cover water and sewage charges and the upkeep of communal areas and the private road.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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



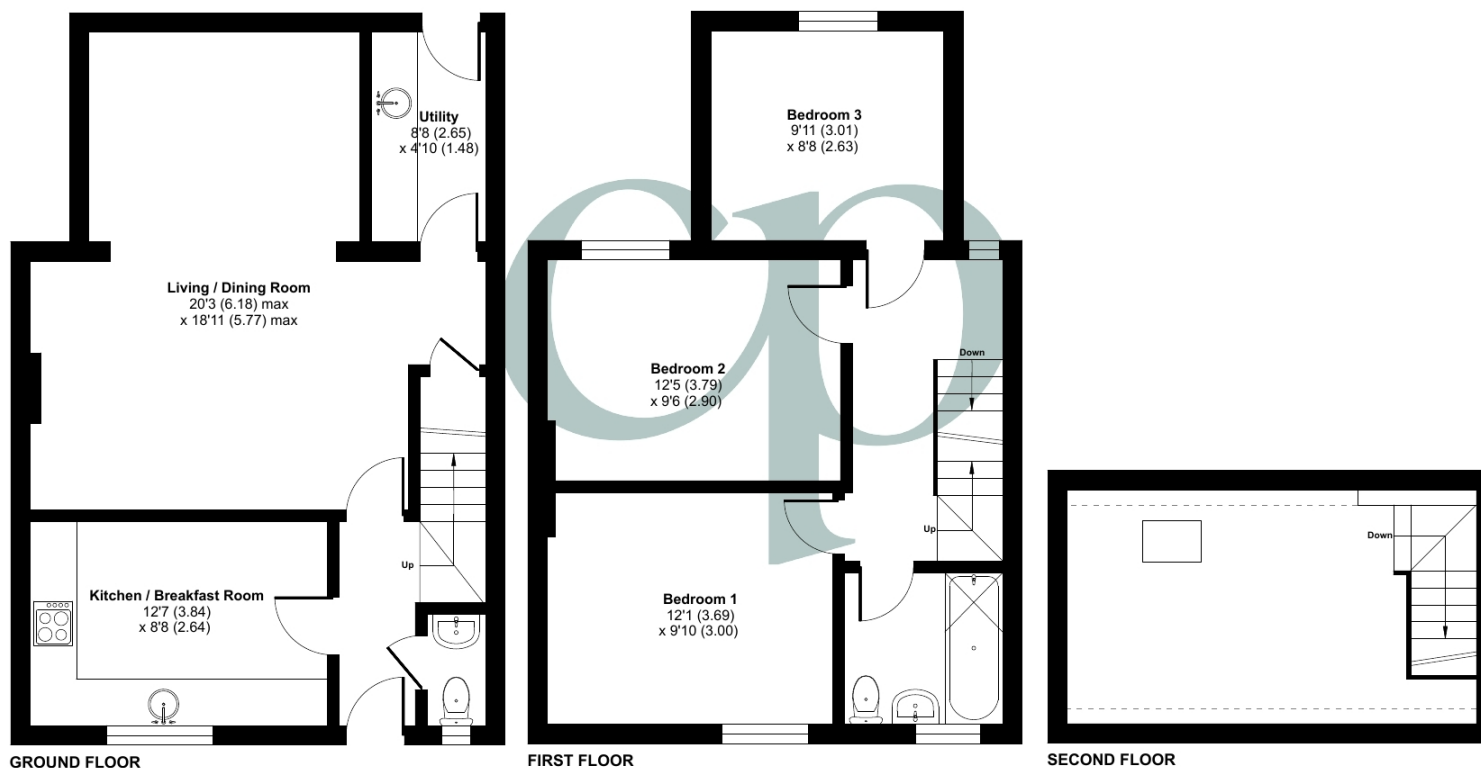


Approximate Area = 1171 sq ft / 108.7 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 1193 sq ft / 110.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1355321

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## Viewing by appointment only

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