



# Signal Close

Henlow,  
Bedfordshire, SG16 6FF

Offers in the Region of £400,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

This beautifully presented town house offers versatile living accommodation over three floors including a 25ft kitchen/dining/family room and southerly aspect rear garden. The property is only a short commute to the bustling market town of Hitchin with its excellent rail links into London.

- Versatile living accommodation which could provide 4 double bedrooms
- Re-modelled kitchen/dining room with french doors opening onto the rear garden
- Southerly aspect rear garden - perfect for 'alfresco' evening dining
- Short drive to Hitchin providing main line train links into London
- Easy walking distance to local schooling
- Top floor bedroom 1 with en suite shower room

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Karndean wood effect flooring. Radiator. Door into cloakroom and double doors into kitchen/dining/family room.

### Cloakroom

Suite comprising low level wc and wash hand basin. Tiled splashbacks. Radiator. Obscure glazed window to front.

### Kitchen/Dining/Family Room

25' 9" (max) x 14' 9" (max) (7.85m x 4.50m) Overall Measurement.

A range of two tone wall and base units with grey worksurfaces and upstands. Plinth and under unit lighting. Inset stainless steel sink with black glass drainer and swan neck mixer tap over. Fitted Samsung eye level electric fan double oven and microwave. Inset induction hob with splashback and concealed extractor over. Integrated full height fridge/freezer, under counter freezer, washer/dryer and dishwasher. Integrated under unit bin/recycling cupboard. Wall mounted gas boiler enclosed in cupboard. Vertical radiator. Solid natural oak flooring. Dual aspect with double glazed window to front and 'Visoglide' french doors opening onto the rear garden.

## FIRST FLOOR

### Landing

Stairs rising to second floor. Doors into living room, bedroom 2 and family bathroom.



## Living Room/Bedroom 4

14' 10" (max) x 12' 8" (max) (4.52m x 3.86m) L shaped room with two double glazed windows to rear. Two radiators.

## Bedroom 3

13' 1" x 9' 1" (3.99m x 2.77m) Double glazed window to front. Radiator.

## Bathroom

Suite comprising panel enclosed bath with mains shower over and glass side screen, low level flush wc and vanity wash hand basin. Partially tiled walls. Extractor. Heated towel rail. Obscure double glazed window to front.

## SECOND FLOOR

### Landing

Airing cupboard housing hot water cylinder and shelving. Doors into bedrooms 1 & 3.

## Bedroom 1

13' 1" (max) x 11' 2" (max) (3.99m x 3.40m) Double glazed window to rear. Fitted double wardrobe. Radiator. Access to boarded loft space. Door into:

## En-Suite Shower Room

Re-fitted suite comprising shower cubicle, low level flush wc and vanity wash hand basin. Heated towel rail. Partially tiled walls. Extractor.

## Bedroom 2

14' 10" (max) x 10' 0" (max) (4.52m x 3.05m) Double glazed window to front. Radiator.

## OUTSIDE

### Front Garden

Driveway to front providing parking for 2 cars with mature shrub border to side. External light.

### Rear Garden

Fully enclosed southerly aspect garden with raised decking area and lawn area with shrub borders. Cold water tap. Pathway to the rear with garden shed - to remain.

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

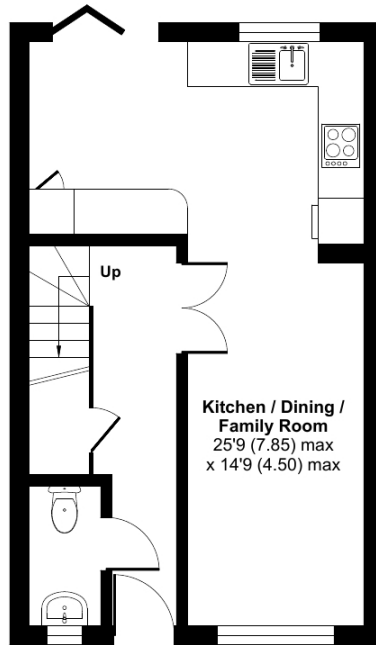




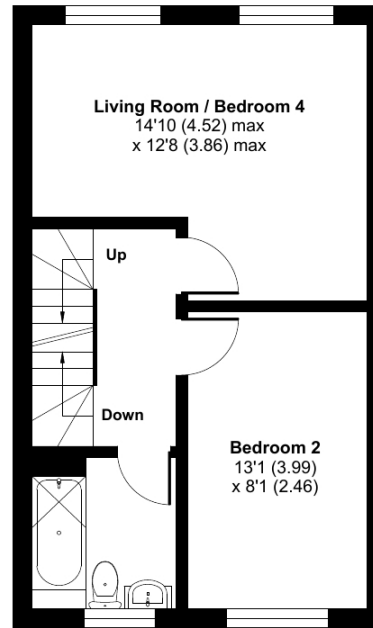
Approximate Area = 1121 sq ft / 104 sq m  
 Limited Use Area(s) = 19 sq ft / 2 sq m  
 Total = 1140 sq ft / 106 sq m

For identification only - Not to scale

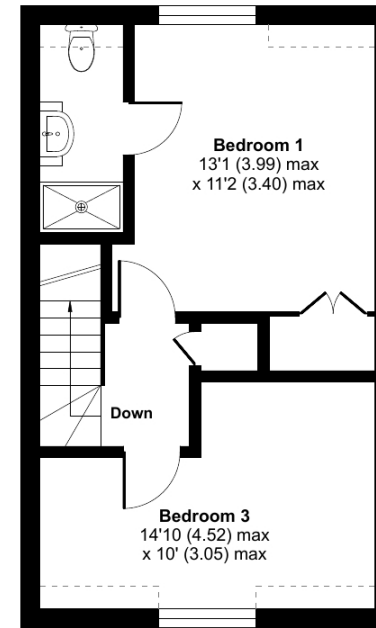
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		76
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 899055



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

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